

**To:** Staffordshire Moorlands, DCM  
Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
ST13 6HQ

**Applicant:** MR STONIER  
C/O ROB DUNCAN PLANNING  
CONSULTANCY  
LICHFIELD  
WS137DL

**Application Type:** FULL

**Officer:** Tracey Lunn

**Application No:** SMD2021/0374

**Date:** 07-JUL-2021

**Date Received:** 17-JUN-2021

**Road No:** A0522

**Particulars of Development:**

ERECTION OF AGRICULTURAL BUILDING FOR USE FOR LAMBING, STORAGE OF FEED, HAY AND IMPLEMENTS AND CONSTRUCTION OF NEW VEHICULAR ACCESS

**Location of Development:**

LAND EAST OF LEEK ROAD  
WETLEY ROCKS

**Conditional**

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**Recommendations:** There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1. Site Visit Carried Out on 16/07/2020
2. Personal Injury Collisions;  
Current records show that there were not any Personal Injury Collisions on within 215 metres on Cheadle Road either side of the proposed new access for the previous five years.
3. Background;  
The property is located on Cheadle Road, an A classified road (Road No. A522) with a speed limit of 60 mph.  
  
Previous application:  
SMD/2020/0267 - Land Off Leek Road Wetley Rocks- Proposed erection of agricultural building for use for lambing, storage of feed and implements and construction of new vehicular access – this application was acceptable to the Highways Authority albeit conditioned.
4. Description of Proposal;  
The proposal is for the erection of an agricultural building and the construction of a new vehicular access.
5. Comment;  
The new building is to be used for lambing, storage of feed and various farming implements. This application proposes a reduction in the building size from 459m2 to 275m2 floor space and a height reduction from 7.8m to 5.96m. The new vehicular access as previously proposed in Planning Application SMD/2020/0267 will remain unchanged by this proposal. The access is detailed in. Drawing No. JOST /PP/01/002. Parking and turning is sufficient within the curtilage of the site.

Given the above it is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2021/0374) subject to the following conditioned.

1 The development hereby permitted shall not be commenced until the visibility splays shown on plan ref. no JOST /PP/01/002 and JOST /PP/03/005 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

#### REASONS

To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

#### INFORMATIVES

The access crossing to the site from the highway shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to [nmu@staffordshire.gov.uk](mailto:nmu@staffordshire.gov.uk)) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

#### NOTES TO PLANNING OFFICER

The splay to the north as detailed in Drawing Nos. JOST /PP/01/002 and JOST /PP/03/005 shows the visibility splay appears to pass over/through a wall. The wall will need to be lowered or set back to ensure maximum visibility.

**Assistant Director - Highways and the Built County  
on behalf of the County Council  
as Highway Authority**