

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

Applicant: P H WINTERTON AND SON
STONEY LANE
CAULDON
ST103ES

Application Type: FULL

Officer: Simon Hawe

Application No: SMD2021/0377

Date: 01-AUG-2021

Date Received: 12-JUL-2021

Road No: D1126

Particulars of Development:

EXTENSION TO EXISTING LORRY MAINTENANCE AND REPAIR BUILDING TO PROVIDE ADDITIONAL HEIGHT TO ACCOMMODATE A HIGH LEVEL WORK PLATFORM. THIS WILL ENABLE SAFE ACCESS TO UPPER SECTIONS OF CONTAINER TRAILERS TO CARRY OUT ROUTINE INSPECTIONS, REPAIRS AND GENERAL MAINTENANCE.

Location of Development:

WORKSHOP
CABBAGE HALL FARM STONEY LANE
CAULDON

Acceptance

Recommendations: There are no objections on Highway grounds to this proposal.

1. Site Visit Carried Out on 31/07/2021
2. Personal Injury Collisions;
Current records show there were no Personal Injury Collisions on Tebblers Bank within 215 metres of the property access for the previous five years.
3. Background;
Cabbage Hall Farm is accessed via a private drive off Tebblers Bank (Road No. D1126) an unclassified road which is subject to a 60mph speed limit. Tebblers Bank, a single-track rural road has some informal passing places, it connects Ellastone Road to Shaw Walls and serves only Cabbage Hall Farm.
4. Description of Proposal;
Extension to existing lorry maintenance and repair building to provide additional height to accommodate a high-level work platform. This will enable safe access to upper sections of container trailers to carry out routine inspections, repairs and general maintenance.
5. Comment;
The proposed development to increase the existing lorry maintenance and repair building from 148 m2 to a total of 251 m2 floor space will not generate an increase in staff which will remain at 2 full time employees. It is also considered not cause a significant change in trip generation. Parking and turning is sufficient within the curtilage of the site and the existing vehicle access is acceptable and will remain unchanged by the proposal.

The proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (application number SMD/2021/0377).

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