

**Staffordshire County Council****Town and Country Planning Act, 1990****Development Management Procedure Order 2015**

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ
Application Type: COU

Applicant: Mr M Flanders,
Bagshaws LLP
Crossways Farm,
Morridge Top Road,
Onecote,
Staffordshire, ST13 7SF
Officer: David Plant

Our Reference: SMD20210047DETV1

District Reference: DET/2021/0047

Date Received: 18-Jan-2022

Date Responded: 18-Jan-2022

Particulars of Development:

Application to determine if prior approval is required for a proposed Change of Use of Existing Agricultural Buildings and Yard area to commercial use (B2)

REVISED DETAILS RECEIVED 13/01/2022

Location of Development:

Crossways Farm, Morridge Top Road, Onecote, Staffordshire, ST13 7SF

Recommendation Summary:

Site Visit Conducted on: 05-Jan-2022

CONDITIONS:

1. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 10m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASON

To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The surfacing works within the highway shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Network Management at nmu@staffordshire.gov.uk in advance of surfacing works commencing.

See Temporary excavations (permit to dig) - Staffordshire County Council for details

NOTES TO PLANNING OFFICER

This revised form X is issued in response to revised details received from agent on 10:32 11/01/2022. This superceeds previous form X dated 6th January 2022.

Additional information was submitted which addressed previous highway issues.

I understand the red line is drawn closely around the buildings for the requirements of a prior approval application. The access route from the highway is now defined. Parking and turning is available within the existing yard. Agent confirms that the applicant proposes to operate 2 7.5tonne vehicles from the site; Agent confirms that applicants are willing to accept a condition to surface the first 10m of the access track to prevent loose material from being deposited on the highway.

Visibility at the existing access is good. Gates are set back from the carriageway edge. Site has an existing agricultural use. COU to B2 with 2 7.5tonne vehicles could not be considered to have a severe effect on the highway.

Current records show that there were no Personal Injury Collisions on Morridge Top Road within 215m either side of the property access in the previous five years.