Form X (i)

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2021/0782

Officer: T.Lunn

Date Received: 14/12/2021

Date: 20/01/2022

Particulars of Development: Proposed Storage Building for the Housing of Farm Implements

Location of Development: Clay Lake Farm Breach Road Brown Edge

Conditional

Site Visit Carried Out on 11/01/2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Breach Road within 50 metres either side of the site access for the previous five years.

Background;
The site is located on Breach Road (Road No. B5051), a B classified road, is subject to a 30mph speed limit along this section of Breach Road, and benefits from streetlights.

Previous Applications;
SMD/2010/0409 - Proposed new access leading into agricultural fields – Planning Permission Granted by Staffordshire Moorlands District Council.

Description of Proposal;
The proposal is for the construction of a storage building for the housing of farm implements.

Comment;
Access to the site (previously approved in SMD/2010/0409) will be via the existing field gateway off Breach Road. It is noted at the site visit that the vehicular access (dropped kerb) as has not been constructed.

The proposed building shall be 24m long x 16m wide and is intended for the purpose of housing of farm implements.

It is thought the proposal will not cause a significant intensification of use.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2021/0782) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the access has been surfaced and thereafter maintained in a bound and porous material from the back of the carriageway edge (kerb line) to the existing gate as detailed in Drg. No. NM-AG-03.

The proposed storage building as indicated on the approved Drg. No. NM-AG-03 shall remain ancillary to Clay Lake Farm and shall at no time be sold or let without prior approval of the Local Planning Authority.

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

INFORMATIVES
The vehicle 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) http://www.staffordshire.gov.uk/transport/staffshighways/licences/

NOTES TO PLANNING OFFICER

Following a site visit it was noted that in order for vehicles to access the proposed storage building, vehicles would need to leave the metalled road and travel across a wide grass verge. Following internal investigations, this grass verge is highway land, and we therefore request this is surfaced in a bound and porous material to make sure no soil / mud spills on the highway.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority