



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: FULL

Applicant: Mr Rob Duncan
 Land West of Post Lane,
 Stanley Bank,
 Stanley,
 Staffordshire

Officer: David Plant

Our Reference: SMD20210756V1

District Reference: SMD/2021/0756

Date Received: 21-Jan-2022

Date Responded: 09-Feb-2022

Particulars of Development:

Erection of stable block and formation of Manege

RE-CONSULT INFORMATION RECEIVED 21-JAN-2022

Location of Development:

Land West of Post Lane, Stanley Bank, Stanley, Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 24-Nov-2021

CONDITIONS

1. The development hereby permitted shall not be brought into use until visibility splay of 2.4m x 120m in a southerly direction in accordance with revised BLOCK PLAN dated 13/01/2022 on website has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900mm above the adjacent carriageway level, excluding existing trees.

2. The development hereby permitted shall not be brought into use until the access has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be submitted to and approved by the local planning authority. The surfacing shall thereafter be provided in accordance with the approved details and retained for the life of the development.

3. The gates shall be set back no closer to the carriageway edge than their existing approx 8m and shall open inwards away from the highway.

REASONS

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

2. To ensure safe and level access to the site in the interests of highway safety and to safeguard and support the edge of carriageway.

NOTES TO PLANNING OFFICER

This revised form X is issued in response to revised drawings dated 13/01/2022 on website, consultation received 21/01/2022.

Visibility is as conditioned under SMD/2013/1021. Provision of splay excludes existing trees. Access is currently loosely surfaced which has scoured adjacent to the carriageway edge and provides no support to the carriageway edge which with the intensification of use of the access will likely lead to damage to the edge of the carriageway. Condition above recommends surfacing in a bound material to support edge of carriageway for a distance of 10m which is consistent with SMD/2013/1021 and SMD/2016/0223, though see note below.

It should be noted that the adjacent approval SMD/2016/0223 also has condition for bound surfacing which has not been complied with.

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