

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/2022/0040

Officer: T.Lunn

Date Received: 01/02/2022

Date: 19/02/2022

Particulars of Development: Install eight biomass boilers and associated equipment and the erection of a monopitch biomass. Boiler/forestry machinery storage shed, associated wood fuel stores, alterations to hay barn, surface water management scheme, alterations to the access and formation of permeable enhancement measures

Location of Development: Bird Grove Farm, Sandon Road, Hilderstone

Conditional

Site Visits Carried Out on 21/10/2021 and 11/01/2022 and 19/02/2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Sandon Road within 215 metres of the property access for the previous five years.

Background;

The property is located on Sandon Road (Road No.C0013) which is a C classified road and is subject to a 60-mph speed limit. There are no streetlights or footways along this section of Sandon Road.

Previous Application;

SMD/2021/0625 – Installation of eight biomass boilers and associated equipment and the erection of a lean-to biomass boiler shed, associated wood fuel stores, alterations to hay barn and formation of permeable stone hardstanding area - Withdrawn

Details of Proposal;

Install eight biomass boilers and associated equipment and the erection of a monopitch biomass. Boiler/forestry machinery storage shed, associated wood fuel stores, alterations to hay barn, surface water management scheme, alterations to the access and formation of permeable enhancement measures

Comments on Information Supplied;

Access:

Access to the site will be via the existing farm access to Bird Grove Farm. The vehicular access and the drive are to be widened to create a 10m radii and a 6.1m wide drive. The current main access gates are to be re-sited and will be set back 15m from the rear of the highway boundary.

Visibility:

The proposed access should improve visibility at the location. The existing hedge was removed a replacement hedge is to be planted to the rear of the visibility splay. The visibility splay should be kept clear of anything over 600mm.

Parking and turning:

The concrete apron in front of the buildings is sufficient to allow for the parking and turning of vehicles associated with the use.

Based on the information submitted by the applicant the supposed use is not going to generate a noticeable increase in traffic.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following conditions:-

The development hereby permitted shall not be brought into use until the visibility splay shown on Drawing Number: Gellatly PL-01 Rev 2 has 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.

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 and porous material for a minimum distance of 15m back from the highway boundary in accordance with the approved Drawing Number: Gellatly PL-02 Rev 4 and shall thereafter be retained for the lifetime of the development.

The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor, connected to a surface water outfall, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

Any gates shall be located a minimum of 15m rear of the carriageway boundary and shall open away from the highway.

REASONS:

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The widening of the access to the site from the highway shall be constructed in accordance with Drawing Number: Gellatly PL-02 Rev 4 and Staffordshire County Council requirements. Please note that prior to the access being widened 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. Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Note to Planning Officer;

It was noted during the site visit a utility box which maybe within the proposed access (south-west of existing access) this utility box is not identified on submitted plans. The applicant should be made aware that a heavier duty chamber, cover and frame may be required as the utility box may not be suitable for vehicles to overrun. The responsibility and costs for protecting the equipment is the applicant's. Please contact the appropriate utility company for advice.

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