



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 John Reid
JCB FARMS,
Cote Farm,
Farley, Oakamoor, ST10 3BQ

Officer: David Plant

Our Reference: SMD20220149

District Reference: SMD/2022/0149

Date Received: 05-May-2022

Date Responded: 16-May-2022

Particulars of Development:

Erection of two pullet sheds

Location of Development:

J C B, WREDON QUARRY Unit 2, Wredon Quarry, Rue Hill, STOKE-ON-TRENT, ST10 3HA

Recommendation Summary: Refusal

Site Visit Conducted on: 11-May-2022

Conflicting Information.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- point of access for the proposed sheds;
- extent of highway land is established;
- red line is corrected;
- disused access off A52 is shown to be reinstated;

are included in the application.

NOTES TO PLANNING OFFICER

The drawing showing red and blue lines which is untitled but listed on the website as 'location plan' shows an access off the quarry access within the red line towards where the two proposed sheds will be. This seems to have been the access to the former building which was kerbed across when the quarry access was recently kerbed and the parking bays to the south provided. This drawing also shows an access within the blue line to the existing mobile sheds.

The red line extends to the kerbline of the A52, well past the boundary wall and including highway verge. Highway land may extend beyond the boundary wall

Drawing titled Location of Proposed 2 Rearing Sheds which is also listed as Location Plan on the website, does not show any access to the existing or proposed sheds. Tree planting is shown on this drawing which may cross the former access off the quarry access, though it is not clear as a slightly different OS base seems to have been used.

Tree planting is shown extending well beyond the existing wall and well into highway verge, very close to the A52. Planting must be restricted to private land and must not obstruct visibility at the quarry access off A52. Developer should establish exact extent of highway land and safeguarded land from land.charges@staffordshire.gov.uk

There is an existing access off A52 to the former building which is not clear on either drawing. Planting is shown across this access. As this is disused, it should be permanently closed and reinstated with full height kerb and returned to verge.

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