



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

Applicant:
Mr Richard Rushton

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220301

District Reference: SMD/2022/0301

Date Received: 20-Jun-2022

Date Responded: 07-Jul-2022

Particulars of Development:

PROPOSED AGRICULTURAL STORE

Location of Development:

PROPOSED AGRICULTURAL STORE, School Lane, Bradnop, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 27-Jun-2022

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 and porous material for a minimum distance of 5m 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 verge 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

Submitted drawing 00803AL(0)04 A shows red line extending to the carriageway edge. This contradicts highway records in that the red line includes the highway verge. This response should not be construed as accepting the red line is correct. Certificate B has not been received. There are no works proposed within the highway apart from the construction of the access.

This requires separate approval from highways.

There is an existing gate at the proposed access point. The highway verge is unmarked grass suggesting the access has been disused for a some time. The proposed development will intensify use of the access, hence the surfacing condition recommended above.

Current records show that there were not any Personal Injury Collisions on School lane within 215 metres either side of the proposed access for the previous five years.

Speed limit of School Lane is 60mph. Proposed access point is at a point where the verge is relatively wide. Visibility to the east is good. Visibility to the west is below standard but the road is relatively lightly trafficked and speeds are relatively low. There is an existing access immediately to the west of the proposed access with no recorded accidents.

Overall, the proposed development could not be considered unsafe and will not have a severe effect on the highway.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority