



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: SMD20220149V2

District Reference: SMD/2022/0149

Date Received: 15-Jul-2022

Date Responded: 20-Jul-2022

Particulars of Development:

Erection of two pullet sheds
REVISED PLAN 15 07 2022

Location of Development:

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

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Jul-2022

1. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access off A52 to verge with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.

REASON

To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC3; in the interests of highway safety; to avoid a proliferation of redundant access crossings.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The existing access dropped crossing to the site made redundant by the proposed development shall be reinstated to verge with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact 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)

NOTES TO PLANNING OFFICER

There is an existing crossing to the site from A52. This is shown as having trees planted across it which will render it redundant. The access crossing should be reinstated to verge with full height splay kerbs to match existing and the stone boundary wall extended to fill the former access.

This revised response is based on revised unnumbered drawing dated 09/06/2022 and dated on website at 15/07/2022. This addresses some previous reasons for highway objections, clearly shows existing highway verge and clearly shows no works taking place in front of the existing boundary wall.

The existing access made redundant by the proposal is still not shown on the drawings, but reinstatement of this access is recommended as a condition above. The red line has not been revised, but no works are now proposed within the highway verge.

Access off the quarry access has not been specifically clarified but tree planting is shown across one of the accesses, which clarifies by implication.

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