



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:
C/O Agent

Officer: David Plant

Our Reference: SMD20220088V1

District Reference: SMD/2022/0088

Date Received: 04-Jan-2023

Date Responded: 10-Jan-2023

Particulars of Development:

Food processing facility/edible bone factory

** REVISED INFORMATION**

Location of Development:

JOHN POINTON & SONS, Bones Lane, LEEK, ST13 7BT

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Mar-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan Ct-204-PP-1-03. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
2. No part of the development permitted by this consent shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.

REASONS

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

2. To encourage alternative modes of transport

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This form X is issued on the understanding that the developer enters into a S106 Agreement for payment of the Travel Plan Sum of £10000

NOTES TO PLANNING OFFICER

The junction of Bones Lane with A520 Cheadle Road was recently constructed as part of a previous development. It is in current and regular use. Visibility is good. Current records show that there were no Personal Injury Collisions on A520 Cheadle Road within 160m either side of the Bones Lane junction in the previous five years.

The proposed development is an extension of the existing use of the overall site. Bones Lane is a private road. The site is located some 600m from the highway.

The document entitled Transport Assessment is short on detail but the additional information supplied by email originally on 8th June 2022 is useful. The access to the site was specifically constructed to serve this overall site. Access is safe and reasonable. Considering the size of the proposed development in comparison to the size of the overall site, additional trips associated with the proposal would be unlikely to have a severe effect on the highway.

The Travel Plan submitted with the application requires two minor alterations to make it acceptable: para 7.3.2, Surveys should be taken annually and Monitoring Reports to be submitted to SCC Smarter Travel within 8 weeks of these surveys being taken. The Smarter Travel (Mailbox) smarter.travel@staffordshire.gov.uk, should be included in the Travel Plan as a contact. The revised Travel Plan should be submitted to be appended to the UU.

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