



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:

E W Moss & Son Blackwood Hill Lane, Gratton, ST9 9AH

Officer: Tracey Lunn

Our Reference: SMD20220649

District Reference: SMD/2022/0649

Date Received: 05-Jan-2023

Date Responded: 24-Jan-2023

Particulars of Development:

Proposed agricultural replacement building to house livestock

Location of Development:

GRANGE FARM, Grange Farm, Blackwood Hill, STOKE-ON-TRENT, ST9 9AH

Recommendation Summary: Acceptance

Site Visit Conducted on: 24-Jan-2023

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Blackwood Hill Lane within 215 metres either side of the access to Grange Farm for the previous five years.

Background:

The property is located on Blackwood Hill Lane, a C classified road (Road No. C0174) with a speed limit of 60 mph. Blackwood Hill Lane is a rural road there are no footways or streetlights.

It is noted that public footpath Horton 72 runs through the site.

Description of Proposal:

Proposed agricultural replacement building to house livestock.

Comment:

The proposal is to demolish an existing agricultural building, currently used as storage and to house lambs and chickens, and to construct a new agricultural building. The proposed building is to be used to house 60 beef calves and will be constructed on the same site with an increase in floor area from 139.2m² to 267.56m² and will measure 24.384m long by 10.973m wide.

Access:

Access to the proposed agricultural building will be via the existing access to Grange Farm off Blackwood Hill Lane. Visibility at the access is good.

The proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2022/0649).

Note to Planning Officer:

Public footpath Horton 72 runs through the site.



It is noted that SCC Public Rights of Way Team are a consultee, however they are unable to comment on the application and have requested a plan showing the route of the PRow through the application site.

Rights of Way comments: email dated 21/12/2022

We are unable to comment on this application as, although the applicant has indicated that there is a right of way adjacent to the application site, they are shown incorrectly on the plans and/or incorrectly described in the documents. (There is a path marked on the plans, but this is not the legal right of way).

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