



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 J Bourne Porters Lane, Nr Leek, Staffordshire, ST13
 7NQ

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230004

District Reference: SMD/2023/0004

Date Received: 12-Jan-2023

Date Responded: 31-Jan-2023

Particulars of Development:

Erection of Agricultural Fodder / Implement Storage Building

Location of Development:

BROOK FARM, Brook Farm, Porters Lane, BRADNOP, ST13 7NQ

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Jan-2023

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Porters Lane and Douse Lane within 215 metres either side of Brook Farm's accesses with Porters Lane and Douse Lane for the previous five years.

Background;

Porters Lane (Road No. D1095) and Douse Lane (Road No. D1087) are D classified rural roads and have a speed limit of 60 mph.

Previous Applications:

DET/2022/0049 - Erection of agricultural building for storage of fodder and agricultural implements – application withdrawn

DET/2019/0041 - Prior approval for change of use of hay and straw barn to a cafe and farm shop (classes A3 and A1) and change of use of stock shed to indoor paddle tennis court (class D2) – Refused by the Highway Authority - The submitted application fails to provide adequate information for the Highway Authority to determine the planning application.

Description of Proposal;

Erection of Agricultural Fodder / Implement Storage Building.

Comments;

The proposal is to demolish an existing agricultural building and to construct a new agricultural building. The proposed building will be constructed on the same site and have the same footprint at 278 m2 as the existing building. The proposed building is to be used for the storage of agricultural implements and fodder which is grown on the holding to be used to feed animals that are to be kept in the adjacent agricultural building.

Brook Farm is accessed via existing vehicular accesses off Douse Lane and Porters Lane.

It was noted at the site visit that the access to the site off Douse Lane is in poor condition. The rear of the carriageway edge is breaking up and requires improvement to prevent this from deteriorating further.

It is thought the proposal will not cause a significant increase in trip generation.

I hereby have no objection to the proposal (SMD/2023/0004) subject to the following being conditioned:.

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been reconstructed and resurfaced in a bound material for a minimum distance of 5m back from the carriageway edge of Douse Lane in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety; to safeguard the structure of the highway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The reconstruction and resurfacing of the access will require works in the highway. This will require a permit to dig.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

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