Form X

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:
Messrs Clark Longshaw Farm, Ashbourne Road, Bradnop, ST13 7NJ

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230261

District Reference: SMD/2023/0261

Date Received: 31-May-2023

Date Responded: 15-Jun-2023

Particulars of Development:
Erection of a portal framed agricultural building to house young cattle

Location of Development:
LAND EAST OF HOLLY DALE FARM,Douse Lane,Bradnop

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Jun-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Douse Lane within 215 metres either side of the access from 31st December 2015 to 31st December 2020.

Background;
The site is located off Douse Lane (Road No. D1087) are D classified rural road with a speed limit of 60 mph.

Description of Proposal;
Erection of a portal framed agricultural building to house young cattle.

Comments;
The proposal is to construct an agricultural building on land east of Holly Dale Farm,as detailed on Drawing No. HDB 23 03 Block Plans. The site was previously used as an open muck store; the proposed building will house young cattle currently housed at Stile House. The total gross internal floorspace of the building will be 465m2.

Access to the proposed building will be via an existing access off Douse Lane as detailed on Drawing No. HDB 23 01 Site Location Plan.

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/2023/0261) 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