



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 C Elkin C/o Byatt Oliver Etruria Methodist Church, Etruria
 Old Road, Stoke on Trent, ST1 5PE

Officer: Nawaz Malik

Our Reference: SMD20230655

District Reference: SMD/2023/0655

Date Received: 29-Dec-2023

Date Responded: 30-Jan-2024

Particulars of Development:

Proposed erection of two dwelling houses

Location of Development:

Agricultural Building Boundary Road, Boundary

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Jan-2024

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Boundary Road within 215 metres either side of the property access for the previous five years.

Background

Boundary Road is an unclassified road (Road No. D1169) with a speed limit of 60 mph. Boundary Road has no footways either side of the carriageway. The road is unlit.

Description of Proposal

Proposed erection of 2no. 2 bedrooms dwelling houses.

Comment on Information submitted

Vehicular access to the site will be taken direct off Boundary Road via the existing gated access. The site has a large, gated access which serves the upper section of the large field. The site has a partial hard standing which has overgrown and is utilized for various farming activities, such as storing of machinery, equipment, silage, hay bales, collecting and feeding of cattle etc.

The vehicular access

Car parking is proposed in line with the Staffordshire Moorlands Parking Standards for each dwelling.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary unless agreed in writing by the Local Planning Authority.

- 2 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
- 3 The access shall be ungated, or any gates shall be located a minimum of 5m rear of the carriageway edge and shall open away from the highway.

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