



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: PRIOR APPROVAL

Applicant:

Mr L Finlayson 1, Cresswell Old Lane, STOKE-ON-TRENT, ST11 9RF

Officer: David Plant

Our Reference: SMD20240007DET

District Reference: DET/2024/0007

Date Received: 08-Feb-2024

Date Responded: 28-Feb-2024

Particulars of Development:

Application to determine if prior approval is required for - Agricultural Storage Building built in 2013 to replace a Piggery

Location of Development:

Land Adjacent to, Quarry Bank, Hollington, Staffordshire, ST10 4HQ

Recommendation Summary: Conditional

Site Visit Conducted on: 28-Feb-2024

Personal Injury Collisions;

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

Background;

The application site is located on Quarry Bank (Road No. D1349), a D classified road which is subject to a 60-mph speed limit. Quarry Bank is a rural lane with no streetlights or footways.

Description of Proposal;

Application is titled - Application to determine if prior approval is required for - Agricultural Storage Building built in 2013 to replace a Piggery

Comment;

The application is to determine if prior approval is required for an agricultural building. In effect it appears to be for the change of use of an agricultural building to a 2-bedroom dwelling at land adjacent to Quarry Bank, Hollington, as DET/2023/0006

Access:

The access to the proposed dwelling will be via the existing access to the agricultural buildings off Quarry Lane.

Parking:

It is noted that parking for 2 vehicles is provided as detailed on the Proposed Block Plan, Drawing Ref 22-22-b3-XX-XX-DR-A-0102 A, this meets with Staffordshire Moorlands Parking Standards which state; Detached/Semi-detached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m) each space.

I have no objection to the proposal (application number DET/2024/0007) subject to the following being conditioned.

1. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with Drawing Ref 22-22-b3-XX-XX-DR-A-0102A. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
2. 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 material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Informative:

A Permit to Dig maybe required from our Traffic and Network Unit. Please contact Staffordshire County Council, Traffic & Network Unit at trafficandnetwork@staffordshire.gov.uk for further information and guidance.

Note to Planning officer:

To ensure visibility at the access the hedgerow would benefit from regular maintenance.

Access to the site is existing. It has been surfaced but requires improvement to be made suitable for residential use. The access would benefit from resurfacing for 5m rear of the carriageway edge.

Red line is drawn relatively tightly around the access. Space within land edged blue will be required to allow vehicles to turn.

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