

DELEGATED DECISION REPORT

SMD/2023/0638
Valid 08/01/2024

FROGHALL ROAD
IPSTONES

**INSTALLATION OF A VEHICLE
IMPACT PROTECTION
BARRIER AROUND EXISTING
GAS GOVERNOR KIOSK**

(FULL - MINOR)

MAIN ISSUES

- Highways
- Design

DESCRIPTION OF SITE

The site is a red brick, flat roofed gas kiosk. The kiosk has a silver steel Armco vehicle protection barrier in front of it. The brick structure is approximately 3 metres long, 2.5 metres high and 2.5 metres wide. There is a personnel door on both the southern and northern elevations.

PROPOSAL

The proposal is for a new steel vehicle impact protection barrier to replace the existing Armco barrier. The new barrier will be painted green, and will be 1.1 metres in height, and will extend for 13 metres along the verge of the highway in front of the gas kiosk.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None.

CONSULTATIONS

Publicity

Site Notice expiry date: 05/02/2024

Neighbour consultation period ends: 01/02/2024

Press Advert: N/A

Public Comments

None received.

Ipstones Parish Comments

Support the approval of the development.

Staffordshire County Council Highways

No objection. Informative regarding Highways Works Agreement to be added to decision notice.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

The site is located within the countryside, and therefore falls under Policy SS10. These rural areas shall provide only for development which has an essential need to be located in the countryside. This proposal is associated with the existing gas kiosk and therefore has an essential need to be located in the countryside. Therefore the proposal is acceptable in principal.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

The site is located within the Churnet Valley SSSI impact zone with the SSSI located approximately 0.2km at the closest point. Due to the minor nature of proposals, it is

considered that there will be no impact upon this designation temporary or permanent.

The design of the proposal is typical for a highway vehicle protection barrier, and is not out of place in this location, and therefore acceptable design. The proposal complies with Policy.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is bounded by the highway B5053 to the east, the verge of this highway to the north and south, and an agricultural field to the west. Beyond the highway to the east is Paddock Farm.

Due to the minimal extent of the works here and change from the existing layout, it is not felt that there would be any significant impact on residential amenity. Therefore the proposal complies with Policy.

Highway Safety

The proposed development is located in a semi-rural area adjacent to a classified road, subject to a speed limit of 60 mph. SCC Highways have advised that there are no highway safety or capacity issues around the planning application.

Therefore the proposal is acceptable on highways grounds.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. NPPF paragraph 200 requires that all applications likely to affect a heritage asset will need to be accompanied by a heritage statement.

The proposed works can be seen from Grade II Listed Paddock Farm barn, which is approximately 70 metres to the south-east, as well as Grade II Listed New House farmhouse, approximately 115 metres to the north-west.

Due to the minimal extent of the works, change from the existing layout, and significant distance from the Listed Buildings, it is not felt that there would be any significant impact on the setting of these Listed Buildings, and therefore acceptable.

CONCLUSION / PLANNING BALANCE

The proposal is minor in scale and impact on any nearby heritage assets, the countryside, and neighbourhood amenity. The proposal seeks to increase the safety of highway users and gas workers by providing a larger protective barrier between the highway and gas kiosk. The proposal is therefore recommended for approval.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman

Recommendation Date: 29/02/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council