



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:

CFM Nationwide Holdings Ltd Unit 18, Blyth Park,
Cresswell, Stoke-on-Trent, ST11 9RD

Officer: Tracey Lunn

Our Reference: SMD20240100

District Reference: SMD/2024/0100

Date Received: 13-Mar-2024

Date Responded: 20-Mar-2024

Particulars of Development:

New fencing to existing site

Location of Development:

Units off A523 Leek Road, Waterhouses

Recommendation Summary: Acceptance

Site Visit Conducted on: 19-Mar-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Ashbourne Road within 50m either side of the property access from 01/01/2019 to 31/12/2021.

Background;

The site is located on Ashbourne Road (A532), an A classification road with a speed limit of 30mph fronting the site. The speed limit changes to 50mph approximately 67m west of the centre of the access to the unit. There are no footways but there is a system of streetlights.

Description of Proposal;

New fencing to existing site.

Comments on Information submitted:

The application is for the erection of 2.1m high fence around the perimeter of a group of units.

The fence is to be constructed within private land as detailed on submitted Drawing No. PL(0) 02 and is not within the visibility splay. Driver's visibility is not obstructed by the fence when exiting the access onto Ashbourne Road.

It is noted that a section of the fence across the access is gated although within the application no reference is made to a gate or how the gate will be opened and closed. Having scaled a submitted plan the gate will be sited approximately 20m rear of the highway and therefore it is considered there is sufficient space off highway to accommodate a vehicle that may have to wait whilst the gates to be opened.

As the fence is within private land and does not restrict driver's visibility the Highway Authority has no objection to the proposal (application number SMD/2024/0100).

Note to Planning Officer:

The section of the fence across the access is gated although within the application no reference is made to a gate or how the gate will be opened and closed. Having scaled a submitted plan the gate is



approximately 20m rear of the highway and therefore it is considered there is sufficient space off highway to accommodate a vehicle that may have to wait whilst the gates are opened.

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