



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: OUTLINE

Applicant:

Mr Luke Jackson Jackson Nurseries Thorney Edge Road,
 Bagnall, ST9 9LE

Officer: David Plant

Our Reference: SMD20240093

District Reference: SMD/2024/0093

Date Received: 09-Apr-2024

Date Responded: 29-Apr-2024

Particulars of Development:

PROPOSED DEVELOPMENT
 matters reserved)

Outline approval is sought for an agricultural workers dwelling (all

Location of Development:

Jacksons Nurseries Uk Ltd Thornyedge Road

Recommendation Summary: Conditional

Site Visit Conducted on: 25-Apr-2024

1. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- point of access;
- layout and disposition of buildings and roads;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2. The development hereby permitted shall not be commenced until details of the maximum achievable visibility splays have been submitted to and approved in writing by the Local Planning Authority.. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for an agricultural workers dwelling. Application is outline with all matters reserved.

A plan has been submitted showing a building and a 'new drive'. As the application is all matters reserved, this plan is taken as indicative. If this plan does proceed to reserved matters, consideration should be given to access for vehicles approaching from the north west. Two accesses meeting the

highway at the same point should be avoided. Shared access with Lawn Farm may be more appropriate. Visibility splays must be considered and provided.

Proposal is not in a particularly sustainable location but application is for an agricultural workers dwelling in connection with the nearby Jacksons Nurseries.

Current records show that there were no Personal Injury Collisions on Thorneyedge Road within 215m either side of the access to Lawn Farm in the previous five years.

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