



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 J Hargreaves C/O Agent Mr Jonathan Hargreaves,
 Epoch Architecture Ltd, 12 Robin Hill, Biddulph Moor, ST8
 7NN

Officer: David Plant

Our Reference: SMD20240154V1

District Reference: SMD/2024/0154

Date Received: 10-May-2024

Date Responded: 21-May-2024

Particulars of Development:
 PROPOSED DEVELOPMENT
 for agricultural storage
 REVISED DETAILS

Proposed new access, parking area and extension to existing stable

Location of Development:
 Rock End Stables New Street, Biddulph Moor

Recommendation Summary: Conditional

Site Visit Conducted on:

CONDITIONS

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan E587 201 PP01 A have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.
2. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed in accordance with plan E587-201 PP01 A

REASONS

ALL to comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge regardless of the presence of a kerb. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk)
 Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Construction works will require traffic management on the highway. This will require approval from SCC Traffic and Network. Details are available at Permissions and licences overview - Staffordshire County Council and Permission to temporarily manage traffic on the public highway - Staffordshire County Council

The developer should contact Traffic and Network as early as possible to ensure road space can be booked and works programmed on the highway. The developer should allow adequate time for processing of the application.

NOTES TO PLANNING OFFICER

Application is for a new access point.

Highways previously recommended refusal. Since then discussions have been carried out with transport consultant which have resulted in revised drawing E587-201 PP01 A

Visibility splays are now shown to a defined point in the carriageway. Access splays are to be surfaced to permit vehicular use.

Visibility at the existing current access point is severely restricted with approximately 6m to the north and approximately 13m to the south. The proposed access point proposes visibility splays of 2.4m x 23m (approx). Although not strictly meeting standards, this is clearly an improvement over the current position. The existing access enables vehicles to position themselves parallel with the carriageway and to use wing mirrors to assist with visibility. The proposed surfacing of the access splay will replicate this feature.

S184 notice and traffic management will be required for construction of the access for which approval will be required.

The existing access is proposed to be retained. Closure of this access would restrict the neighbouring access in terms of visibility and manoeuvring space. This access should be retained as is proposed, in the interests of the safety of the users of the neighbouring access.

Current records show that there were no Personal Injury Collisions on New Street within 43m either side of the property access in the previous five years.

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