



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 A Beardmore C/O Agent - Emery Planning, Unit 2-4
 South Park Court, Hobson Street, Macclesfield, United
 Kingdom, SK11 8BS

Officer: Tracey Lunn

Our Reference: SMD20240172

District Reference: SMD/2024/0172

Date Received: 29-Apr-2024

Date Responded: 09-May-2024

Particulars of Development:

Demolition of existing buildings, construction of two dwellings and associated works to include a comprehensive landscape scheme

Location of Development:

Berrisford Barns Sytch Road, Brown Edge

Recommendation Summary: Conditional

Site Visit Conducted on: 07-May-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Sytch Road within 43 metres either side of the access from 01/01/2019 to 31/12/2021.

Background;

The site is located off Sytch Road a C class road (Road No. C0201) and is subject to a 30mph speed limit. Sytch Road runs through Brown Edge village connecting Endon, Stockton Brook and the A0053.

There are streetlights and footways on both sides of Sytch Road. Sytch Road is not subject to parking restrictions. No parking was observed for approx. 100m in either direction during the site visit.

There are several bus stops along Sytch Road one being to the south of the site access.

St. Anne's Primary school is approx. 0.5 mile, the nearest high school is Endon High School, approx. 1.9 miles. Local shops are also within walking distance at approx. 0.4 mile.

Public right of way Brown Edge 15 runs along the western boundary of the site.

Previous application;

SMD/2022/0372 - Erection of 3no. detached dwellings and associated works including demolition of existing horticultural and equestrian buildings – Conditioned by the Highway Authority.

Description of Proposal;

Demolition of existing buildings, construction of two dwellings and associated works to include a comprehensive landscape scheme.

Comments on submitted information;



The proposal is for the demolition of the disused buildings associated with the horticultural nursery at Berrisford Barns and the construction of 2 x 4-bedroom dwellings.

Access;

Access to the site will be via the existing vehicular access from Sytch Road to the horticultural and equestrian buildings. No modification to the access crossing is required.

It was noted at the site visit that the access driveway has been widened to 5.2m, this is considered acceptable for 2 vehicles to pass. The driveway is currently made up of compacted stone set behind 6 rows of setts. However, it was noted that the setts did not span the full width of the driveway, therefore, in order to prevent loose stones from being dragged onto the highway it would be necessary to widen the rows of setts across the full width.

Separate access is to be provided to the north-west of the proposed dwellings to provide access to the fields.

It is noted a gate is currently installed at the access to the site. To prevent vehicles standing on the highway whilst drivers open and close the gates the gates should be left permanently open or removed.

The submitted plans do not show a bin storage area for the 2 properties to facilitate bin collection. However, it is noted that the area behind the gate post on the widened section of driveway and was previously proposed in application (SMD/2022/0372) is a suitable location for bin storage.

Parking;

The submitted plan titled Site Plan as Proposed Drawing Ref:1863-02 shows parking areas for each dwelling considered sufficient to accommodate parking for 3 vehicles, this is in line with Staffordshire Moorlands Parking Standards which state; Detached/Semi Detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space).

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0172) subject to the following being conditions.

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan titled Site Plan as Proposed Drawing Ref:1863-02 and shall thereafter be retained for the lifetime of the development.

The access gates shall remain open or removed.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Note to Planning Officer:

It is noted that Public Footpath No.15 Brown Edge Parish runs through the site access and along the western boundary of the site. Staffordshire County Council Public Rights of Way Team have not been consulted on the proposal.

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