



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:

Broad Oak Properties C/o Wharfe Rural Planning, Sapling
Home Farm, Ullard Hall Lane, Knutsford, WA16 9PJ

Officer: David Plant

Our Reference: SMD20240477

District Reference: SMD/2024/0477

Date Received: 02-Dec-2024

Date Responded: 17-Dec-2024

Particulars of Development:

Proposed alterations to the existing access and new hardstanding

Location of Development:

LAND OFF Leek Road, Kingsley Moor

Recommendation Summary: Conditional

Site Visit Conducted on: 11-Dec-2024

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan 1536/J240145/003.1 and 004.1 have been provided. The visibility splay 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 improvements shown on plan 1536/J240145/002.6 broadly comprising relocation of existing gate currently adjacent highway boundary; hard surfacing; bound surfacing of verge; have been provided. The access improvements shall thereafter be retained and maintained for the life of the development.

REASONS

ALL To comply with NPPF (December 2024) 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 surfacing works within the highway shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Network Management at trafficanetwork@staffordshire.gov.uk in advance of surfacing works commencing. See Temporary excavations (permit to dig) - Staffordshire County Council for details

NOTES TO PLANNING OFFICER

Application is for improvements to an existing access.

Application has previously been recommended for refusal by highways due to inadequate access to the site.

Proposal addresses previous reasons for refusal. Access is to be improved and visibility splays provided. The former proposal to import quantities of timber from off site has now been abandoned.

Swept path drawings have been provided by Eddisons demonstrating that tractor and trailer can access the site without issue. As the dropped crossing is existing and not proposed to be widened, access can be surfaced under a permit to dig. S278 or S184 are not required.

Access is existing. Visibility splays proposed are maximum achievable, are an improvement over the existing and are acceptable.

Transport Note refers to a personal injury collision (PIC) from 2018. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

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