



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:

ctd architects Clerk Bank House, Clerk Bank, LEEK,
Staffordshire, ST13 5HE

Officer: Tracey Lunn

Our Reference: SMD20240567

District Reference: SMD/2024/0567

Date Received: 16-Jan-2025

Date Responded: 04-Feb-2025

Particulars of Development:

Proposed new gates and alterations to stone piers to existing Vehicular Entrance to Horton Hall

Location of Development:

Horton Hall Tollgate Road, Horton

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Jan-2025

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Tollgate Road within 215m of the access to the property from 30/12/2019 to 29/12/2022.

Background;

Horton Hall is located on Tollgate Road. Tollgate Road is an unclassified road (Road No. D1070) and is subject to a 60mph speed limit.

Proposal;

Proposed new gates and alterations to stone piers to existing vehicular entrance to Horton Hall.

Comments on Information submitted:

The application is to install new gates, the relocation of a gate post and the widening the existing vehicular entrance off Tollgate Road.

The access is currently 3m wide from gate post A to gate post B (shown on Drawing No. AL420 Rev A). It is proposed to move gate post A by 525mm to the north, following the same line as the existing boundary wall, to widen the access to 3.5m (shown in Drawing No. AL421 Rev A). Gate post B will remain in the same position. The single gate will be replaced by new double gates that will continue to open inwards away from the highway.

The existing kerb stones and cobbles forming the edge of the access with the grass verge are to be lifted and moved by 540mm to the north to widen the access. The width of the access crossing where it connects to Tollgate Road, currently 7.1m wide will increase to 8m as shown in submitted drawings.

The proposal seeks to improve vehicular access to Horton Hall. I have no objection (application number SMD/2024/0567) subject to the following being conditioned;

The gates shall open away from the highway.

Reasons.



In the interest of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that prior to the access crossing being widened, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

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