



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:

MESSRS CLARK LONGSHAW FARM, Longshaw Farm,
 LEEK, ST13 7NJ

Officer: Tracey Lunn

Our Reference: SMD20240490

District Reference: SMD/2024/0490

Date Received: 05-Mar-2025

Date Responded: 25-Mar-2025

Particulars of Development:

Erection of a portal framed agricultural building to house young cattle

Location of Development:

Land At Holly Dale Farm Douse Lane, ST13 7NF

Recommendation Summary: Conditional

Site Visit Conducted on: 18-Mar-2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Douse Lane within 215 metres either side of access from 30/12/2019 to 29/12/2022.

Background;

Douse Lane (Road No. D1087) is a D classified rural road and has a speed limit of 60 mph.

Previous Applications:

SMD/2019/0247- Retrospective application for retention of an agricultural field track – Conditioned by the Highway Authority – Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Erection of a portal framed agricultural building to house young cattle.

Comments;

The proposal is to construct an agricultural building on land northwest of Holly Dale, as detailed on Drawing No. HDB Ag23 01C Location Plan.

The proposed building will house young cattle currently housed at Stile House. The total gross internal floorspace of the building will be 465m².

Access to the proposed building will be via an existing access and agricultural field track off Douse Lane as detailed on Drawing No. HDB Ag23 01C Location Plan.

It was noted at the site visit that the access to the site off Douse Lane is in poor condition. The rear of the carriageway edge is breaking up and requires improvement to prevent this from deteriorating further.

It is thought the proposal will not cause a significant increase in trip generation.

I hereby have no objection to the proposal (SMD/2024/0490) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been reconstructed and resurfaced in a bound material for a minimum distance of 5m back from the carriageway edge of Douse Lane in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety; to safeguard the structure of the highway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with drawings to be submitted 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 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>

NOTES TO PLANNING OFFICER

Access condition was placed on officers' response to SMD/2019/0247, this condition has not been discharged. The rear of the carriageway edge is breaking up and requires improvement to prevent this from deteriorating further hence condition above.

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