



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:

Officer:

District Reference: SMD/2025/0176

Our Reference: SMD20250176

Date Responded: 15-May-2025

Date Received: 29-Apr-2025

Particulars of Development:
 Proposed Agricultural Building and Access Track

Location of Development:
 LAND AND BARN AT , Bromley Edge Lane , Winkhill , Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Apr-2025

1. 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.
2. The development hereby permitted shall not be brought into use until the access track rear of the public highway has been surfaced and thereafter maintained in an appropriate bound material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASON

ALL To comply with NPPF paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is effectively for widening of an access.

Works to widen the access have been partially completed. The gate has been set back. The access has not yet been surfaced. Access needs to be appropriately surfaced to safeguard the highway. At the time of my site visit, the weather was dry but there were ruts and tyre marks adjacent to the highway. Proposal will intensify use of the access.

Current records show that there were no Personal Injury Collisions on Bromley Edge Lane within 215m either side of the access in the previous five years.

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

