

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2024/0531

Officer: T. Lunn

Date Received: 17/02/2025

Date: 07/03/2025

Particulars of Development: Formalisation of access to serve existing dwelling

Location of Development: Field House Farm Dilhorne Road, Forsbrook

Conditional

Site visit: 04/03/2025

Personal Injury Collisions:

Current records show there were no Personal Injury Collisions on Dilhorne Road within 215 metres either side of the access from 30/12/2019 to 29/12/2022.

Background:

The site is located on Dilhorne Road, an unclassified rural road (Road No. D1180), which is subject to a 60-mph speed limit.

Previous Applications:

SMD/2023/0536 - Proposed change of use from ancillary accommodation to full dwelling – Conditioned by the Highway Authority – Approval Granted by Staffordshire Moorlands District Council.

Description of Proposal:

Formalisation of access to serve existing dwelling.

Comments on Information Submitted:

It is understood that the application is for the formalisation of an access to serve an existing dwelling (Field House Cottage) off Dilhorne Road. The Heritage Statement under section 1.1 states this is a retrospective planning application for a proposed new vehicular access at Field House Cottage, Forsbrook. A vehicular access and new gravel access road to the dwelling's parking area.

Access to Field House Cottage was shared with Field House Farm however the farmhouse has been sold and therefore a private separate access to Field House Cottage is required.

Previously the access provided access to a field (noted on Google Maps July 2009) and more recently been used for visits to the septic tank that's within the field.

During the site visit it was noted that the access to the site had loose stone/gravel and sections of mud and requires the access bringing up to a residential standard.

It was also noted that gates are set back approx. 3.4m to 4.5m rear of carriageway edge. Condition below is required to set gates to a minimum of 5m to provide space off highway for vehicles to be left whilst the gates are opened, and ensuring vehicles are not left stationary on Dilhorne Road.

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/2024/0531) subject to the following conditions:

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge 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.

The gates shall be located a minimum of 5m rear of the carriageway edge and shall open away from the highway.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The access shall be surfaced in accordance with drawings to be submitted and SCC requirements. Please note that prior to the surfacing works taking place you may require a Permit to Dig.

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>

Or for further details email trafficandnetwork@staffordshire.gov.uk

Notes to Planning Officer;

It was noted at the site visit the gates are approx. 3.4m to 4.5m rear of the carriageway. The gates should be re sited to a minimum of 5m rear of the highway as stated in Condition above to ensure vehicles are not left stationary on Dilhorne Road whilst drivers are hindered opening the gates.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority