



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:

Our Reference: SMD20240567V2

District Reference: SMD/2024/0567

Date Received: 03-Jul-2025

Date Responded: 15-Jul-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: 21-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.

Initially it was proposed to install new double wooden gates, relocate gate post A and widen the existing vehicular entrance off Tollgate Road.

This application has now been modified; the relocation of gate post A and the widening of the existing vehicular access has been removed from the proposal. It is now proposed to keep the gates in their existing location and the vehicular access at 3m wide (shown on Drawing No. AL420 Rev B).

The current single gate will be replaced by new double steel gates with an electronic opening system. The new gates will continue to open inwards away from the highway.

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.

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