



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:

IVY HOUSE FARM, Ivy House Farm, Leek Road,
STOKE-ON-TRENT, ST9 0DG

Officer:

Our Reference: SMD20250289

District Reference: SMD/2025/0289

Date Received: 14-Aug-2025

Date Responded: 03-Sep-2025

Particulars of Development:

Erection of an agricultural building to store machinery and hay bales

Location of Development:

IVY HOUSE FARM, Ivy House Farm, Leek Road, STOKE-ON-TRENT, ST9 0DG

Recommendation Summary: Refusal

Site Visit Conducted on: 02-Sep-2025

Personal Injury Collisions;

Current records show that there was 1 Personal Injury Collision on Leek Road within 215 metres of the Ivy House Farm between 31/12/2020 and 30/12/2023.

Background;

The site is located on Leek Road (Road No. A0520) an A classified road. Leek Road is a primary route that connects Stoke on Trent with Leek. The section of Leek Road fronting the site is subject to a 60mph speed limit, has streetlights and a footway.

There is currently vehicular access off A520. Visibility at the access is good in both a northerly and southerly direction.

Description of Proposal;

Erection of an agricultural building to store machinery and hay bales.

Comment;

The proposal is for the construction of an agricultural building to store machinery and hay bales. The building would measure approximately 12.2 metres wide by 27.4 metres long and will be sited east of an existing building.

The submitted Planning Statement states that there are currently no agricultural buildings associated with the Ivy House Farm and space is required for storing tractors and implements used to farm the land and for contracting, as well as bales of hay.

Access;

An existing vehicle access to Ivy House Farm will provide access to the proposed building. Visibility at this access is good in both directions. However, the width of the access is single width and not sufficient to permit 2 agricultural vehicles to access/egress the access simultaneously; this will result in an

increase in the likelihood of highway danger to road users with vehicles stationary on the public highway whilst waiting to access the site.

Turning within the site;

Turning within the site has not been demonstrated. The area fronting the proposed building and within the red outline plan scales at 6m, this is considered insufficient for vehicles to turn within the site especially for large agricultural vehicles with trailers to be able to safely turn around within the site to be able to egress in a forward gear.

It is noted there is limited information regarding the running of the site, information regarding the operation of the site and vehicles accessing the site (vehicle type, size, and frequency) that will be generated because of the proposal is required to establish the frequency of the use of the access.

Given the above I request the applicant provides a swept path drawing identifying the largest vehicle being able to access/egress the site in a forward gear within the red edge boundary

Refusal Recommendations:

This application should be refused for the following reasons:-

There is insufficient width of the access to allow two vehicles to pass and inadequate turning and manoeuvring space within the red edge boundary to serve the development proposal.

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE –

Information regarding the operation of the site and vehicles accessing the site (vehicle type, size, and frequency) that will be generated because of the proposal is required.

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