

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

To: Development Control Manager,

Applicant:

Application Type: Full

Address:

Application Number: SMD/2024/0429 V2

Officer: T. Lunn

Date Received: 15/05/2026

Date: 04/06/2026

Particulars of Development: Alterations to highway access, replacement garden building, proposed farm/agricultural building

Location of Development: Townsend Farm, Bond House Lane, Horton, Staffordshire

Conditional

Site Visit: 29/05/2026

Background:

The property is located on Bond House Lane (Road No. C0202) at its junction with Tollgate Road (D1070). Bond House Lane and Tollgate Road are both subject to a 60mph speed limit. The road is a rural road with no footways or streetlighting.

Description of Proposal:

Alterations to highway access, replacement garden building, proposed farm/agricultural building

Comment:

The proposal is for the creation of a new vehicular access off Bond House Lane, a replacement garden building, and a proposed agricultural building.

Building A (Garden Building)

The replacement garden building (Building A) will have a total floor area of approximately 60 m². It will consist of a storage shed and an attached greenhouse. The building will replace the existing store and will be used for domestic purposes, including the storage of garden tools and related equipment.

Building B (Agricultural Building)

The proposed agricultural building (Building B) will have a total floor area of approximately 88.3 m². It will be divided into two sections and will be used for the storage of farming materials and equipment associated with the use of the land.

The proposed access driveway as shown on submitted plan PL04H scales at 4.9m at the access with Bond House Lane varying to a minimum of 4m within the site, this is considered sufficient to permit 2 vehicles to pass unhindered. Details of the materials to be used for the driveway and access and a drainage system are detailed in submitted plan PL04H.

The current vehicular access will become redundant, it is proposed to plant a new section of hedge, this is shown on Drawing Number PL04H, however no further details regarding the reinstatement of the redundant access have been submitted.

Access visibility.

The proposed vehicular access will be off Bond House Lane approximately 12.6m west of the existing access. Bond House Lane drops in level from east (highest) to west (lowest). The level at the point of the proposed access is lower than the existing access.

Plan Drawing Number PL05B demonstrates that visibility splays of 43 metres in each direction, together with appropriate vertical visibility, can be achieved at the proposed site access. Recorded speed survey data indicates that the 85th percentile vehicle speeds on Bond House Lane are commensurate with the level of visibility being provided.

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/2024/0429) subject to the following conditions:

The development hereby permitted shall not be brought into use until the access and access driveway have been provided as shown on plan Drawing Number PL04H and shall thereafter be maintained for the life of the development.

The development hereby permitted shall not be brought into use until the visibility splays at the access onto Bond House Lane shown on plan Drawing Number PL04H have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

The existing vehicular access made redundant by the construction of the new access hereby permitted shall be permanently closed, and the highway verge reinstated in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The reinstatement shall be carried out in accordance with the approved details and retained as such thereafter.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The proposed vehicle access crossing to the site shall be constructed in accordance with the submitted drawing and SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. Please see link below or for further information email trafficandnetwork@staffordshire.gov.uk

The existing access crossing to the site made redundant by the proposed development shall be reinstated to verge in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please see link below or for further information email trafficandnetwork@staffordshire.gov.uk

<https://www.staffordshire.gov.uk/roads-parking-and-transport/highway-applications-and-licences>

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