

DELEGATED DECISION REPORT

SMD/2025/0505	M F TYLER TRANSPORT	TWO TEMPORARY
Valid 19/03/2026	CLICK N DRIVE LIMITED	PORTAKABINS - OFFICE AND
	PLOTS 12 TO 15 VICTORIA	WELFARE FACILITIES
	BUSINESS PARK	
	PROSPECT WAY	(FULL - MINOR)
	KNYPERSLEY	

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site consists of a gravel hardstanding yard used in connection to the Victoria Business Park to the south of Biddulph, presently used for the storage of vehicles, trailers, and other items of an industrial nature. The site forms a small area of the total yard. The site sits on part of what was the Biddulph Valley Coal and Ironworks before it was converted to a business park. As a result, the site sits within a high-risk development area from coal extraction.

PROPOSAL

The application seeks permission for the siting of two Goosewing Grey coloured Portakabin's on the site to be used as site office and welfare facilities, each with a floor area of 45m² for a total floor area of 90m². The Portakabin's have overall external dimensions of 3.2m height, 4.2m width and 12.2m length.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS6 Biddulph Area Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations
E1 New Employment Development
T1 Development and Sustainable Transport

Biddulph Neighbourhood Plan

DES1 Design

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135, 139.

Section(s) 4 – Decision making, 9 – Promoting sustainable transport, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 14/04/2026

Neighbour consultation period ends: 14/04/2026

Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

None received.

Environmental Health

No objections subject to conditions.

Staffordshire County Council Highways

No response received.

Coal Authority

No objection. Requested information to be added to Decision Notice.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the

environment. The site is within the Biddulph development Boundary and therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

Staffordshire Moorlands District Council's Design Guide SPD outlines the Council's expectations in respect of design and states that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area. In this case the proposed development is for two Portakabin's, which are not permanent structures, and are mass produced temporary buildings with no distinct architectural style outside of being overtly industrial. The siting of the Portakabin's will be on an industrial site surrounded by other permanent industrial buildings and as such the Portakabin's will not appear out of place or out of keeping with their surroundings as Portakabin's are often seen in industrial locations. However they do have a temporary appearance, which in the long term would not be suitable for retention. Therefore it is recommended that a 5 year consent be granted to allow sufficient time for alternative solutions to be found. Overall subject to this condition, in terms of design, the proposal is considered acceptable.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The proposed development is wholly surrounded by the Victoria industrial site and other large industrial units and as a result would not impact the amenity of the area. Therefore, it is considered to comply with Policy DC1 in this regard and is acceptable in terms of amenity.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development can accommodate the required vehicular parking, in line with Appendix 2. The proposed development would not remove parking from the site or lead to an intensification of traffic on the surrounding highways as the units are

ancillary to the existing use of the site. Therefore, the proposed development complies with Policy T1 and is acceptable in terms of highway safety.

Coal Mining high-risk area

The site is located in a high-risk area as a result of the coal mining history of the site before redevelopment into the Victoria Business Park. Policy SD1 states that the re-use of sites affected by mining activity will be supported, provided that any mining legacy is appropriately addressed and it can be demonstrated that the site is safe and stable for the development proposed. The site has already seen major redevelopment over the years with a number of large industrial buildings being erected. The proposed development is for two non-permanent Portakabin's which are not considered to present an issue with the previous mining activity. The Coal Authority have been consulted and stated that non-permanent structures being sited on a level hardstanding area) falls within their Exemption List: Part B – Nature of Development, Guidance for Local Planning Authorities Version 8 (January 2025). As such, the Coal Authority have 'No Objection' to the development, subject to informatives being added to the decision notice. Therefore, the site is considered safe for this development and compliant with Policy SD1.

CONCLUSION / PLANNING BALANCE

The proposed development has been considered against all relevant local and national policy, and is considered to comply. Therefore, the proposed development is recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 11/06/2026

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council