Form X (i)

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

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR S PERKINS

Address: C/O MR ALAN CORINALDI-KNOTT
KNIGHTS PROFESSIONAL SERVICES LTD
THE BRAMPTON
NUL
ST5 0QW

Application Type: FULL

Application Number: SMD2016/0060/DET

Date Received: 02-NOV-2016

Road Number: A520

Officer: David Plant

Date: 15-NOV-2016

Particulars of Development:
PROPOSED CHANGE OF USE OF EXISTING STORAGE BUILDING AT LITTLE BLYTHE FARM TO TWO DWELLINGS.

Location of Development:
LITTLE BLYTHE FARM, LEEK ROAD, WESTON COYNEY, ST3 5BD.

REFUSAL:

Recommendations: This application should be refused for the following reasons:-

1 The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of the existing access off Roughcote Lane which affords restricted visibility for:
- drivers emerging from the access and or
- drivers approaching the access from the south east

REASON

In conflict with NPPF Paragraph 32; in conflict with SMDC Core Strategy Policy DC1; contrary to the interests of highway safety

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- improved visibility to the south east from the southern access off Roughcote Lane;
- gates set back a minimum of 5m rear of the carriageway edge and opening inwards away from the highway;
- bound surfacing of the access for a minimum of 5m rear of the carriageway;
- drainage interceptor;
- all vehicular access through the main access off A520 and closure of access off Roughcote Lane;

Are included in the application

NOTE TO PLANNING OFFICER

The primary access to this site is off A520 Leek Road. There is a secondary access off D1183 Roughcote Lane. This secondary access is clearly little used - gate is chained shut, track is gravel, track between gate and carriageway is grassed over. Visibility to the south east at this access is very poor.
The existing buildng proposed to be converted appears to have a single use. It is clear that virtually all access to this building is through the existing yard from the main access off A520, Leek Road.
Converting the single building into two dwellings and providing sole access to unit one would be a significant intensification of use of this substandard access which would be contrary to the interests of highway safety.

Commissioner for the Built County
on behalf of the County Council
as Highway Authority