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 T BURNSIDE
Address: ROYAL VALE CARAVAN PARK

Application Type: FULL
Application Number: SMD2016/0767
Date Received: 09-DEC-2016
Road Number: B5417

Officer: David Plant
Date: 10-JAN-2017

Particulars of Development:
USE OF LAND AS A CARAVAN SITE INCLUDING THE SITING OF CABIN STYLE STATIC HOLIDAY CARAVANS ADJACENT TO THE EXISTING CARAVAN PARK.

Location of Development:
LAND OFF STAR BANK, OAKAMOOR.

REFUSAL:

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

1 Insufficient/conflicting information.

2 The existing access is of inadequate construction detail and geometry to accommodate increase in traffic.

REASONS

2 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:

- use of existing access to main caravan park;
- clarification of which access is proposed;
- detail drawing showing proposed access layout
- details of improvements to access construction detail, geometry and visibility;
- set back of gates/barriers to match main access;
- details of access proceedures;

are included in the application.

NOTE TO PLANNING OFFICER

The D&A states that the proposal is adjacent to a holiday park and that the existing access will not be altered. Submitted drawing 'Site and location plan' shows Access (as existing) through two gates, or one of two gates, away from the main access to the existing caravan park. Signs on these two gates state 'No Access, No Exit, No Pedestrian Access'. One of these accesses leads on to grass. They are both of inadequate geometry for commercial use, surfacing is breaking up, gates are close to carriageway, visibility is substandard and it is clear from the sign that these are not used as accesses.
Bringing this/these accesses into use would require significant improvements.
The main access is close by and within the blue line but appears not to be proposed to be used to access this development.
There is also no information on how visitors book in. There is no gatehouse or office at the intended point of access?
There is no drawing which actually shows the access.

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