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 RAY HILL

Address: 4 CHERRY COURT
NORTON
STOKE ON TRENT
ST6 8NS

Application Type: FULL

Application Number: SMD2017/0338

Date Received: 22-JUN-2017

Road Number: A0053

Officer: David Plant

Date: 10-JUL-2017

Particulars of Development:
NEW SINGLE STOREY DWELLING TO REPLACE EXISTING TIMBER STRUCTURE.

Location of Development:
24A LEEK ROAD, STOCKTON BROOK, ST9 9NN.

REFUSAL:

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

1 Insufficient/conflicting information

2 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 which affords restricted visibility to the north east for drivers emerging from the access.

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:

- clarification of the status of the existing building;
- improvement in visibility to the north east of the access;

are included in the access

NOTE TO PLANNING OFFICER

The Design and Access statement states that the existing building is an existing dwelling. However, it does not appear to be an existing dwelling.

The D&A also states that adeqiuate visibility is afforded by the current arrangements. However, this is not the case, visibility onto the A53 is restricted by the hedge to the north east of the access. This land does not appear to be under the control of the applicant.

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