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 GARETH BRAIN
PAYNSLEY HALL FARM
SANDON ROAD
CRESSWELL
STAFFORDSHIRE
ST11 9Q

Application Type: FULL
Application No: SMD2018/0313
Date Received: 08-AUG-2018
Road No: OFF C0013

Officer: David Plant
Date: 26-SEP-2018

Particulars of Development:
REMOVAL OF CONDITION 11 (AGRICULTURAL WORKER OCCUPTION) IN REGARDS TO DET/2017/0022

Location of Development:
PAYNSLEY HALL FARM, SANDON ROAD, CRESSWELL, STAFFORDSHIRE, ST11 9QY

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 which affords restricted visibility for:
- drivers emerging from the access

2 The access road leading to the site is substandard in that:

- it is of inadequate width to the rear of the existing dwellings on Rookery Crescent to allow two vehicles to pass.

and the increased use of such roads would result in an increase in the likelihood of danger to road users.

REASONS

In conflict with NPPF (2018) Paragraph 108; 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:

- details of the existing/potential trip generation of the agricultural building;
- details or numbers and routes of agricultural vehicles;
- provision of passing bays on the access track;
- improvement to visibility at the junction onto Sandon Road;

are included in the application.

NOTES TO PLANNING OFFICER

Application SMD/2013/1024 was for an agricultural workers dwelling which would potentially reduce the use of the narrow access to Sandon Road through the farm worker living on site and not travelling to/from work daily.
Highways have no record of an application at Leese House Farm.
There is no inconsistency in highway responses.

The access between Sandon Road and Little Croft/Country View is narrow with limited passing places. Intensification of use would increase the likelihood of vehicles meeting in this length with little option but to reverse, potentially onto Sandon Road.
The application site appears to be connected to a sizeable farm. There is nothing in the application to suggest that the uses of the barn are not being distributed elsewhere on the farm and this development will not be a pure intensification. Similarly, if the barn is not in use now, bringing it into residential use will be an intensification.

The submitted planning statement acknowledges the substandard geometry of the junction.

This recommendation of refusal maintains the highways recommendation of refusal of the original application DET/2017/0022

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