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: MS SARA JONES
C/O FOREFRONT DEVELOPMENT CONSULTING LTD
4 RIDGE HOUSE
FESTIVAL PARK
STOKE ON TRENT

Application Type: FULL
Application No: SMD2018/0797
Date Received: 04-JAN-2019
Road No: D1183

Officer: David Plant
Date: 18-JAN-2019

Particulars of Development:
RETENTION OF VEHICULAR ACCESS

Location of Development:
362 ASH BANK ROAD, WERRINGTON

Refusal

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

1 It is impracticable to construct an access in the position indicated on the submitted plan that would allow the requisite visibility splays to be provided within land under the applicant's control.

2 The access point is within 15m of a four way traffic signal controlled junction with severely restricted visibility the use of which would lead to an increase in highway danger

REASONS

ALL In conflict with NPPF Paragraph 108; in conflict with SMDC Core Strategy Policy DC1; contrary to the interests of highway safety; contrary to the interests of the free flow of traffic.

NOTES TO PLANNING OFFICER

The access point, subject of this application, was opened without authorisation in 2014. The owners at the time were advised that the access was illegal, unsafe and must be permanently closed. Ultimately legal proceedings were commenced against the owner. In response to this, the block paving on the highway was removed and the access closed with a fence panel.

The current applicant has been contacted by SCC and advised that the access does not have and would not receive highway approval. It has been constructed contrary to the Highways Act 1980 is unsafe, must not be used and must be permanently closed.

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