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: PETER BROWN
SALTHOUSE FARM
SALTERS LANE
HULME
WERRINGTON, STAFFORDSHIRE
ST90DA

Application Type: REMOVAL OF CONDITION
Application No: SMD2019/0744
Date Received: 02-JAN-2020
Road No: D1171

Officer: David Plant
Date: 20-JAN-2020

Particulars of Development:
REMOVAL OF CONDITIONS 4, 5, & 6 AND VARIATION OF CONDITION 9 OF SMD/2016/0278

Location of Development:
SALTHOUSE FARM, SALTERS LANE, HULME, WERRINGTON, STAFFORDSHIRE, ST9 0DA

Refusal

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

1 Insufficient/conflicting information

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 existing and proposed access details
- provision of visibility splays;

are included in the application.

NOTES TO PLANNING OFFICER

Removal of condition 4 proposes removal of details of access. The concrete apron has been widened but has been constructed at a higher level than the carriageway and does not butt up to it. Details of this need to be submitted and it will need to be redone under a S184 notice. As the access has been altered, condition 4 is required.
Condition 9 required a simple reconstruction.

Visibility of 2.4mx120m can be provided to the north simply by maintaining the hedge.
Visibility of 2.4mx120m to the south was conditioned. Technically, as the speed limit is 60mph, 215m are required from DMRB standards. While speeds are unlikely to average 60mph, there is no information on actual speeds. Volume of traffic is likely to make a speed survey unrepresentative. 120m is the visibility splay for a 40mph which appeared more reasonable than 60mph, particularly as applicant generally agrees. While this could be reduced, some improvement in visibility will be required due to the intensification of use of the access. Proposals to improve visibility will be required.

Application form also referes to 'following vehicle surveys' but none are included.

Site visited 09/01/2019

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