

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR JONATHAN BEAUMONT
HILL TOP
STOKE-ON-TRENT
ST98TY

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0131

Date: 12-JUL-2021

Date Received: 28-JUN-2021

Road No: C0187

Particulars of Development:

BARN CONVERSION TO BE LINKED WITH AND FORM PART OF THE MAIN DWELLING HOUSE.

Location of Development:

CRONEY BANK FARM BAGNALL ROAD
BAGNALL

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

- 1 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge
- 2 The development hereby permitted shall not be brought into use until the vegetation on the Bagnall Bank frontage of the site between the edge of the carriageway and the boundary wall has been cut back to a maximum height of 600mm above the adjacent carriageway level such that it does not grow into the visibility splay. Vegetation shall thereafter be maintained at a maximum height of 600mm above the carriageway level for the life of the development.

REASONS

- 1 To comply with NPPF Paragraph 108; to comply with SMDC Local Plan policy DC3; in the interests of highway safety; to support the edge of the carriageway
- 2 To comply with NPPF Paragraph 108; to comply with SMDC Local Plan policy DC3; in the interests of highway safety; to provide, improve and maintain visibility at the site access in the interests of safety of road users.

NOTES TO PLANNING OFFICER

Proposal will extend and improve accommodation at Croney Bank Farm. An additional bedroom will be added totalling 5 bedrooms. This will not affect the parking requirement as the number of spaces required for 5 bedroomed dwellings is the same as that for 4 bedrooms.

Access is existing and in current and regular use for the existing farmhouse.
The access would benefit from bound surfacing to improve traction for vehicles leaving the site access and to support the edge of the carriageway.

Similarly, visibility would benefit from improvement by cutting back of vegetation on the site frontage in front of the wall. This would improve safety for all users of the access and for passing drivers.

As the developer is improving accommodation at the dwelling, an improvement in appearance and particularly safety at the access is recommended.

Current records show that there was 1 personal injury collision (PIC) on Bagnall Bank within 215 metres either side of the access in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development

Site visited 07/07/2021

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**