

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

Applicant: MR G ROBINSON
WHARFE RURAL PLANNING LTD
SAPLING HOME FARM
KNUTSFORD
WA169PJ

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0483

Date: 06-AUG-2021

Date Received: 27-JUL-2021

Road No: C0083

Particulars of Development:

CHANGE OF USE OF LAND AND BUILDINGS FROM AGRICULTURAL TO BUSINESS USES FALLING WITHIN USE CLASS E INCLUDING THE ASSOCIATED DEVELOPMENT FOR NEW OPENINGS IN THE EXISTING BUILDINGS

Location of Development:

WAYFIELDS FARM ROWNALL ROAD
WETLEY ROCKS

Refusal

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

- 1 Insufficient 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 for drivers emerging from the access

REASONS

- 2 In conflict with NPPF 2021 Paragraph 110; in conflict with SMDC Local Plan 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:

- site plan showing access point and layout;
- site plan showing maximum achievable visibility splays and alterations required to wall to the south and vegetation to the north;
- site plan showing 60 parking spaces;
- transport note to consider existing and proposed trip generation;
- clarification and detail of what is proposed;

are included in the application

NOTES TO PLANNING OFFICER

A site plan is included in the submitted drawings, but it doesn't even show the access - how the development connects to the highway.
Assuming that the access point will remain as it is, visibility is restricted to the south by the existing boundary wall and to the north by vegetation.

There is no real detail in the application. Design and Access statement would be useful but has not been provided.
Use of the access will certainly be intensified. An analysis of trip generation should be provided, particularly if retail sales are expected.

60 parking spaces are stated as being provided in the application form. These are not shown on any drawing. Parking provision should be compared to the parking requirements in the local plan for the maximum demand under the use class.

Site visited 04/06/2021

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