

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

Applicant: MISS ELIZABETH GREEN
ROB DUNCAN PLANNING
CONSULTANCY
LICHFIELD
WS137DL

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0632

Date: 25-OCT-2021

Date Received: 06-OCT-2021

Road No: PRIVATE

Particulars of Development:

CONVERSION AND ALTERATION OF AGRICULTURAL BUILDING TO FORM 1NO. DWELLINGHOUSE

Location of Development:

SIMFIELD FARM GREENS LANE
WERRINGTON

Acceptance

Recommendations: There are no objections on Highway grounds to this proposal.

1. A site visit was carried out on 21/10/2021
2. Personal Injury Collisions;
Current records show that there were no Personal Injury Collisions on Ash Bank Road within 120 metres of the junction with Green's Lane for the previous five years. Staffordshire County Council do not hold any records for Green's Lane.
3. Background;
The property is located off Green's Lane, off Ash Bank Road. Ash Bank Road (Road No. A52) which is an A classification road and is subject to a 40mph speed limit. The A52 is a primary route from the City of Stoke on Trent to Leek.
4. Description of Proposal;
Conversion and alteration of agricultural building to form 1no. dwelling house at Simfield Farm.
5. Comments on Information Submitted;
The existing agricultural building will be converted to provide a 3-bedroom property.

Access to the property will be via an existing private road (Green's Lane), the property is approximately 275 metres from the adopted highway. Green's Lane serves 1 residential dwelling and Simfield farm. Green's Lane is tarmacked from its junction with Ash Bank Road to beyond the residential dwelling where Green's Lane terminates and becomes an unmade track to the farm. Green's Lane varies in width from 6.8m at its junction with Ash Bank Road and narrows to 4.7m; the unmade track is 2m wide. Visibility at the Green's Lane/Ash Bank Road is sufficient.

It is intended to supply 2 x parking spaces as detailed on Drawing Ref:1740-06 which is in accordance with Staffordshire Moorlands Parking Standards. Turning has not been specifically identified on the plan. However, given the size of the site and the distance of the property from the adopted highway, it is considered that turning shall be managed within the site.

The proposal will not have a detrimental impact on the adopted highway and therefore I have no objection. (Application No. SMD/2021/0632)

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