

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

Applicant: MR & MRS M & S BROADMAN
TAYLORS GREEN FARM
HONEYSUCKLE LANE
LONGSDON
ST9 9QN

Application Type: PRIOR APPROVAL

Officer: David Plant

Application No: SMD2021/0037/DET

Date: 25-NOV-2021

Date Received: 27-OCT-2021

Road No:

Particulars of Development:

APPLICATION FOR DETERMINATION OF PRIOR APPROVAL - CHANGE OF USE OF AGRICULTURAL BUILDINGS TO DWELLINGHOUSES (CLASS C3)

Location of Development:

TAYLORS GREEN FARM HONEYSUCKLE LANE
LONGSDON

Refusal

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

- 1 The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of the field gate to plot 1 which affords restricted visibility for drivers emerging from the access and drivers approaching the access from the west

REASONS

In conflict with NPPF Paragraph 111; 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:

- alternative access point for plot 1;
- gates set back minimum 5m rear of the carriageway edge at access point;
- adequate parking and turning for each conversion;

are included in the application

NOTES TO PLANNING OFFICER

Drawing refers to gated vehicular access to the east of plot 1. This is a gate at the rear of the verge. It is grassed and clearly very little used, if at all, and not by vehicles. It cannot be described as being in day to day use as a vehicular access.

Visibility to the west is severely restricted. Use of this access to access residential parking area cannot be described as safe and reasonable for all. Alternative access should be provided for plot 1.

Gate to the existing farmyard is in line with the edge of carriageway. While this is existing and acceptable for use for a single farm, buildings and yard, on completion of this development, access will be used by three separate households. this may not be a practical arrangement.

Gates should be setback minimum of 5m from carriageway edge, or removed, or fixed open.

Site visited 03/11/2021 and 24/11/2021

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