


Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

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

Application Type: FULL

Applicant: Mr Rob Duncan
 Land West of Post Lane,
 Stanley Bank,
 Stanley,
 Staffordshire

Officer: David Plant

Our Reference: SMD20210756

District Reference: SMD/2021/0756

Date Received: 22-Nov-2021

Date Responded: 07-Jan-2022

Particulars of Development:

Erection of stable block and formation of Manege

Location of Development:

Land West of Post Lane, Stanley Bank, Stanley, Staffordshire

Recommendation Summary: Refusal

Site Visit Conducted on: 24-Nov-2021

1. The proposed development fails to demonstrate adequate visibility at the access due to proposed hedge to be planted within the visibility splay.

REASONS

ALL In conflict with NPPF Paragraph 111; in conflict with SMDC Local Plan Policy DC1; in conflict with conditions on SMD/2013/1021; contrary to the interests of highway safety;

NOTES TO PLANNING OFFICER

Planning application SMD/2013/1021 covered the access to this field. A number of highway conditions were included on the decision notice. However, the 'new hedgerow' will be in the visibility splay, the access has not been surfaced in accordance with the condition and the gates may need to be relocated further into the site.

Of greatest concern is the hedge proposed to be planted in the visibility splay. Visibility splay of 2.4m x 120m to south was conditioned under SMD/2013/1021 (condition 5). There is a note on submitted drawings referring to 'new hedgerow'. It is not clear if this is proposed or has been planted. There were several thin bushes in this area at the time of my site visit, which may or may not be a 'hedgerow'. Either way, a hedgerow cannot be planted in this area, unless it is kept very low. If the purpose is to screen the stables and manege, it will need to be replanted behind the line of visibility splay. A hedgerow within the visibility splay would obstruct visibility and be unsafe. Reasonable visibility will need to be shown on the drawing.

Condition 4 of SMD/2013/1021 requires the access to be surfaced in a bound and porous material for 10m rear of the carriageway edge. Access is currently loosely surfaced which has scoured adjacent to the carriageway edge and provides no support to the carriageway edge which with the intensification of use of the access will likely lead to damage to the edge of the carriageway. Access needs to be surfaced in a bound material to support edge of carriageway.

Condition 6 of SMD/2013/1021 requires gates to be set back 10m from edge of carriageway. Reason for this is to allow agricultural vehicle to stand clear of the highway while the gates are opened/closed. As stables and manege will be small scale and for use of owner and family, it may be that 10m is not required and the gates can be located as submitted drawing. However, clarification of likely use of the access will be required.

SMD/2016/0223 also has condition for bound surfacing which has not been complied with.