



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

Applicant:
 Mr Farooq

Application Type: OUTLINE

Officer: Tracey Lunn

Our Reference: SMD20210547

District Reference: SMD/2021/0547

Date Received: 11-May-2022

Date Responded: 01-Jun-2022

Particulars of Development:

Outline Permission for the erection of a farmhouse dwelling with all matters reserved

Location of Development:

Land Off, Rue Hill Road, Cauldon Low, Staffordshire,

Recommendation Summary: Refusal

Site Visit Conducted on: 25-May-2022

Recommendation of refusal:

The applicant has failed to demonstrate a safe and suitable access.

The site is in a location of low sustainability where a high proportion of journeys are likely to be by private car.

Reasons:

- (1) Contrary to the NPPF;
- (2) Contrary to SMDC Local Plan
- (3) Contrary to highway safety

Notes to Planning Officer:

This refusal will not prejudice consideration of a further application at a later date that demonstrates:

The applicant would need to submit a plan based on a topographical survey clearly showing an acceptable visibility splay of 2.4m x 215m out of the access including the horizontal and vertical level.

is included in the application.

Site Visit Carried Out on 25/05/2022

Personal Injury Collisions;



Current records show that there were no Personal Injury Collisions on Rue Hill Road within 215 metres either side of the site for the previous five years.

Background;

The site is located on Rue Hill Road (Road No. B5417) a B classified road with a speed limit of 60 mph. There are no footways or streetlighting along Rue Hill Road.

Description of Proposal;

Outline Permission for the erection of a farmhouse dwelling with all matters reserved.

Comments on Information Supplied;

The application is an outline all matters reserved for the construction of a farmhouse.

Access;

Although the application is all matters reserved the red edged plan dictates the location of the access.

Access to the proposed site would be via the existing field access off Rue Hill Road. The proposal to create a residential dwelling using the same access currently in use for agricultural activities will cause an intensification of use of the access.

Access visibility;

The level at the point of access is lower than Rue Hill Road. Rue Hill Road also rises towards the point of access (travelling in a north-easterly to a south-westerly direction. Driver's visibility when egressing the access could be restricted due to the difference in levels and the presence of a boundary wall, stile, and PRow finger post. Drivers travelling along Rue Hill Road may also have restricted view due to the difference in the level of Rue Hill Road and the point of access.

Having visited the site at the point of access there does not appear to be sufficient space to provide a visibility splay of 2.4m x 215m.

If the applicant wishes to overcome these concerns, I would suggest the applicant submits further details of a visibility splay of 2.4m x 215m on a horizontal and vertical level due to the difference in levels between the site and the carriageway and difference in levels on the carriageway.

This site cannot be a sustainable location as it would rely entirely on the private car to access. There is no access within easy walking distance to local shops, doctors, schools or public transport and there are no walking facilities.

If the applicant can overcome the issue with the access, there are concerns regarding the sustainability of the site.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority

