



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: COU

Applicant:

John Pointon & Sons Limited
 Bones Lane,
 Leek,
 ST13 7BT

Officer: David Plant

Our Reference: SMD20220027DET

District Reference: DET/2022/0027

Date Received: 29-Jun-2022

Date Responded: 22-Jul-2022

Particulars of Development:

Change of use of agricultural building to up to 5no dwelling houses.

Location of Development:

BIG SHAFFALONG FARM, Big Shaffalong Farm, Shaffalong Lane, LEEK, ST13 7LE

Recommendation Summary: Refusal

Site Visit Conducted on: 21-Jul-2022

1. Application fails to demonstrate adequate (or any) parking within the site curtilage defined by the red line.
2. Access roads to the site are narrow, constrained and in places tortuous in alignment with restricted forward visibility. Intensification of use of such roads would be contrary to the interests of highway safety and convenience of road users.
3. Site is in a less than sustainable location with no pedestrian facilities along narrow, constrained and in places tortuous alignment with restricted forward visibility contrary to the interests of pedestrian and highway safety.

REASONS

ALL In conflict with NPPF Paragraph 110; in conflict with SMDC Local Plan Policy DC3; contrary to the interests of highway safety.

3. In conflict with NPPF Paragraph 110; in conflict with SMDC Local Plan Policy DC3; contrary to the interests of highway and pedestrian safety.

NOTES TO PLANNING OFFICER

Shaffalong Lane between the application site and A520 is narrow, constrained by roadside features, hedges, vegetation, embankments etc is in places of totuous alignment and of restricted forward visibility. There are few passing places and none can be provided witin the red line or in relation to the scale of thre development. On street parking occurs along HollowLane Shaffalong Lane/Brund Lane in a southerly

direction is slightly less tortuous but is still relatively narrow and is a longer route to A520. COU from a relatively modern agricultural building to 5 dwellings will likely increase use of the lane which would increase the likelihood of vehicles meeting at points at which they cannot easily pass which would be contrary to the interests of highway safety.

Planning Statement paragraph 6.6 states '....is considered to have a negligible effect on the character and number of vehicles accessing the network.' No information is submitted to support this. Clearly vehicles will be private vehicles in daily domestic use rather than agricultural vehicles in use when necessary. Five dwellings in place of one agricultural building is likely to represent an intensification. Visibility to the east is restricted.

The red line does not connect to the public highway. Five dwellings are shown within the red line. No parking is shown within the red line. It is not clear how parking could be laid out and provided within the red line.

There are no pedestrian facilities between the site and cheddleton or A520 approx 900m away. Site is not in a sustainable location.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority