



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 & Mrs Emmett Shawe Park Road, Kingsley Holt, ST10 2DL

Officer:

Our Reference: SMD20220374

District Reference: SMD/2022/0374

Date Received: 13-Jul-2022

Date Responded: 09-Aug-2022

Particulars of Development:

Proposed barn conversion with demolition of existing barn.

Location of Development:

SHAWE FARM, Shawe Farm, Shawe Park Road, Kingsley Holt, ST10 2DL

Recommendation Summary: Refusal

Site Visit Conducted on: 04-Aug-2022

1. Insufficient information.
2. Application fails to demonstrate adequate visibility can be provided to the north of the assumed access point within land under the applicants control

REASONS

All In conflict with NPPF paragraph 110; in conflict with SMDC Core Strategy 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:

- red line connecting to the public highway;
- adequate visibility splays;

are included in the application

NOTES TO PLANNING OFFICER

Application is entitled barn conversion but also involves demolition of barn, to construct a dwelling.

Application refers to a previous approval SMD/2021/0533. However, highways have no record of a consultation on that application and highways do not appear in the consultee list.

The red line does not connect to the highway. The extent of the blue line is not clear. The location plan does not extend to include any part of the adopted highway.

As this is a planning application, the access point must be clear.

Visibility at the ASSUMED access point is adequate to the south but restricted to the north. A521 Shawe Park Road is subject to national speed limit. While it is possible to see to the north, whilst creeping into the carriageway, the bonnet of a vehicle would be well into the carriageway. This is far from ideal and not conducive to highway safety.

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