



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:

Mr & Mrs S Shenton Stoney Lane, Cauldon, Staffordshire, ST10 3EP

Officer: Tracey Lunn

Our Reference: SMD20220403

District Reference: SMD/2022/0403

Date Received: 25-Jul-2022

Date Responded: 12-Aug-2022

Particulars of Development:

Change for use for hard standing for the storage of commercial vehicles with ancillary portable buildings

Location of Development:

PARK VIEW FARM, Park View Farm, Stoney Lane, STOKE-ON-TRENT, ST10 3EP

Recommendation Summary: Refusal

Site Visit Conducted on: 07-Jun-2022

Personal Injury Collisions;

Current records show that there were no recorded Personal Injury Collision (PIC) on Stoney Lane and Dukes Lane for the previous five years.

Background;

The Park View Farm is located on Stoney Lane junction with Duke's Lane.

Stoney Lane is a D classification road (Road No. D1131) subject to a speed limit of 60mph. It is a single track, rural road serving residential and commercial properties, there is a streetlight at the junction with Duke's Lane and no footways.

Previous Application;

SMD/2022/0207- Change of use for hard standing for the storage of commercial vehicles with ancillary portable buildings – Refused by Staffordshire Moorlands District Council.

Details of Proposal;

Change for use for hard standing for the storage of commercial vehicles with ancillary portable buildings.

Comments on Information Supplied;

The application is for a change of use for a hard standing for the storage of commercial vehicles with ancillary portable buildings. Vehicular access is currently gained via Duke's Lane; however, this application includes the construction of a new vehicular access off Stoney Lane.

It was observed at the site visit that there is currently a mature hedge/planting, a wall, and a BT pole within the visibility splay.

Visibility as stated in Design Manual for Roads and Bridges (DMRB) for a road with a 60mph speed limit requires a visibility splay of 215 metres. Drawing No. 5582 – 010 Revision A details a visibility of 60 metres and therefore does not meet the required visibility.

No details of deliveries/customers/visitors (vehicle size and frequency of visits to the proposed site) are supplied with the application.

It is recommended this application should be refused for the following reasons:

The submitted application fails to provide an adequate visibility splay from the proposed access onto Stoney Lane commensurate to the speed of passing traffic and therefore cannot demonstrate a safe and suitable access.

Insufficient information.

NOTES TO PLANNING OFFICER:

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

A revised plan showing visibility splays taken 2.4m rear of the carriageway edge and from the centre of the proposed access onto Stoney Lane. The splays should be taken to the near side verge, within land under the applicant's control or highway land maintainable at public expense, for a distance of 215m in both directions and clear of all obstructions exceeding 900mm in height.

Details of deliveries/customers/visitors (vehicle size and frequency of visits to the proposed site) are supplied with the application.

REASONS FOR RECOMMENDATION:

Contrary to the objectives and policies contained within the NPPF.

Contrary to the interests of highway safety.

This response is based on submitted Drawing No. 5582 – 010 Revision A

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