



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 & Mrs S Stokes

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220508

District Reference: SMD/2022/0508

Date Received: 22-Sep-2022

Date Responded: 11-Oct-2022

Particulars of Development:

Change of use of redundant farm building to form a single dwelling with ancillary operational changes and hard and soft landscaping works

Location of Development:

UPPER PARK FARM, Upper Park Farm, Park Lane, STOKE-ON-TRENT, ST10 2NE

Recommendation Summary: Conditional

Site Visit Conducted on: 05-Oct-2022

CONDITIONS

1. Before the proposed development is brought into use, vegetation on the site frontage to the north west of the access shall be cut back and maintained for a distance of 18m from the centre line of the access such that no vegetation is within 2m of the carriageway or over the height of the existing boundary wall in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The vegetation shall thereafter be kept maintained in accordance with the approved details for the life of the development.

2. Before the proposed development is brought into use, the access from the existing highway shall be reconstructed and resurfaced for a minimum distance of 5m rear of the existing carriageway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be reconstructed and resurfaced in accordance with the approved details.

REASONS

ALL. To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety;

1. To maximise visibility at the access.

NOTES TO PLANNING OFFICER

Application is for a barn conversion. Access is existing and in current and regular use. It is noted another barn on the site has recently been granted planning approval for conversion (SMD/2022/0178). Highways were not consulted on that application.

Visibility to the south east is available as far as the site boundary. Visibility to the north west is restricted by vegetation growing over and above the existing boundary wall. This is within land owned by the applicant. Cutting this vegetation back will improve visibility for future occupants of this barn conversion and all users of the access. The distance of 18m is stated as once beyond this point, visibility splay line passes into the existing highway.

Park Lane is generally single track with unofficial passing places. The building for conversion is existing.

Current records show that there has been 1 personal injury collisions (PIC) on Park Lane within 215 metres either side of the proposal in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development

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