



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 Cotton
Wragg Hall Farm,
Biddulph Park Road,
Staffordshire, ST8 7SJ

Officer: David Plant

Our Reference: SMD20220040DETV1

District Reference: DET/2022/0040

Date Received: 30-Nov-2022

Date Responded: 30-Nov-2022

Particulars of Development:

Change of use of an existing agricultural building into a single dwelling with associated building operations.

****REVISED CONSULTATION RECEIVED 30/11/2022****

Location of Development:

WRAGG HALL FARM, Biddulph Park Road, STOKE-ON-TRENT, ST8 7SJ

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Nov-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan 2022-2674-05 E have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level, with vegetation removed accordingly.
2. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 2022-2674-05 E. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

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

NOTES TO PLANNING OFFICER.

Application is for a barn conversion.

This response is based on revised drawing 2022-2674-05 E which shows achievable visibility splays and addresses highway reason for recommendation of refusal.

Visibility splays can be achieved by removal of vegetation to the north. Drawing states vegetation to be maintained at a maximum height of 600mm but does not state that this is to be maximum 600mm above the adjacent carriageway level. Recommended condition clarifies this to 900mm above adjacent carriageway level.

The access is existing and in current and regular use. Proposal will intensify use of the access. This visibility improvement will be a benefit to existing and future users of the access and for passing drivers.

Parking bays shown on drawing 2022-2674-05 E appear restricted by the building proposed for conversion and by the boundary, although boundary detail is not defined. Bays are not dimensioned but scale at 2.5m wide each which between solid boundaries is tight. However, barn is remote from the highway and space is available within the yard for alternative parking should it be necessary. Parking is unlikely to take place on the highway.

Current records show that there were no Personal Injury Collisions on Biddulph Park Road within 215m either side of the property access in the previous five years.

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