



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: OUTLINE

Applicant:
 Adam Widdowson
 Noble Architecture
 34 Gorse Rise,
 Grantham,
 NG319BS
Officer: David Plant

Our Reference: SMD20220632

District Reference: SMD/2022/0632

Date Received: 15-Mar-2023

Date Responded: 04-Apr-2023

Particulars of Development:

Outline Planning Permission with some matters reserved - This proposal seeks to develop a subdivision of the current land holding. The development includes scope to add #8 cabins, each cabin will be approx. 11m x 6meters as shown on the drawings. The cabins will be used as leisure accommodation and will contain sleeping and washing quarters. The proposal also seeks to add an access road however the current illustration of this aspect is only for indicative purposes only and a civil engineer will be required to add further details with the full application.

Location of Development:

18, Barnfields Lane, STOKE-ON-TRENT, ST10 2DG

Recommendation Summary: Refusal

Site Visit Conducted on: 23-Mar-2023

1. Insufficient/conflicting information.
2. Application fails to provide access of adequate width to accommodate passing vehicles.
3. Application fails to demonstrate adequate visibility at the access onto Barnfields Lane.
4. Site is in an unsustainable location with no nearby community or tourist facilities likely resulting in increased reliance on the private car.

REASONS

ALL In conflict with NPPF Paragraph 111; in conflict with SMDC Local Plan Policy DC1 and T1; contrary to the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for 8 cabins. Application is in outline with Access, Layout and Scale to be determined.

The title of the application states that the access is indicative only. While the application is in outline, Access is to be determined. These statements are not compatible.

The access is not dimensioned but scales at 3.5m wide which is of inadequate width to accommodate passing vehicles. The length of the access would require a reversing manoeuvre either into Barnfields Lane or around at least one 90 degree bend back into the site.

A commercial use would require a significantly higher standard of access and junction than currently shown.

There appears to be footways along the access. However, neither are of adequate width to constitute a footway. This would introduce pedestrian/vehicle conflict.

There is no provision for refuse collections. Bin/bins would either block the access or block Barnfields Lane footway. Due to the 90 degree bend, narrow width and lack of turning area, refuse vehicles are unlikely to enter the site.

The access to Manderley is damaged and breaking up to a significantly greater extent than any other access off Barnfields Lane.

Proposed access to the existing dwelling, Manderley is not shown.

Proposed parking to the existing dwelling, Manderley is not shown.

There is a mature hedge on the site frontage which is not shown on the drawings. This overgrows and obstructs the footway restricting pedestrian usage and obstructing visibility at the access. Hedge needs to be accurately shown on the drawings in both existing and proposed situation.

Drawing is not dimensioned. Existing footway on the frontage of Manderley scales at 2.6m wide which is significantly wider than it actually is when measured on site.

Footway must be accurately shown on the drawings.

Proposal is incongruously sited in a residential area. There are few community facilities which would be of use to short term tourist occupants. An increased use of private cars would be highly likely.

2 parking spaces are shown for each cabin. What is the intended use of the cabins?

There is no supporting information included in the application.

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