



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 Sean McLaughlin Uttoxeter Road, Draycott In The Moors, Staffordshire, ST11 9NR

Officer: Tracey Lunn

Our Reference: SMD20230491

District Reference: SMD/2023/0491

Date Received: 11-Oct-2023

Date Responded: 26-Oct-2023

Particulars of Development:

Reconstruction of historic barn buildings

Location of Development:

MARSH HOUSE, Marsh House, Uttoxeter Road, STOKE-ON-TRENT, ST11 9NR

Recommendation Summary: Acceptance

Site Visit Conducted on: 17-Oct-2023

Personal Injury Collisions;

Current records show that there was 1 personal injury collision (PIC) on Uttoxeter Road within 215 metres either side of the shared access to 28 Sandhurst and the barn from 31st December 2015 until 31st December 2020. 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.

Background;

The barn is accessed via an existing private driveway. The driveway is shared with 28 Sandhurst and serves outbuildings, a yard and the barn. Uttoxeter Road is a C classified road (Road No. C0109), with a 60mph speed limit and has streetlights and a footway on both sides.

Description of Proposal;

Reconstruction of historic barn buildings.

Comments on Information Submitted;

The proposal is for the reconstruction of an historic barn which is currently in a derelict state. The barn will have a total GEA of 145m² and is to be used as per its original use as an agricultural barn.

The barn is located to the north-west of Marsh House (applicant's property) within land under their ownership.

The access is in current use, has good visibility, and it is thought the proposal will not cause a significant increase in trip generation. It is therefore considered the proposal would not have a detrimental impact on the highway, I have no objection (application number SMD/2023/0491).

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

