



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 Charlie Dean

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230543

District Reference: SMD/2023/0543

Date Received: 02-Nov-2023

Date Responded: 20-Nov-2023

Particulars of Development:

Conversion of existing building to form dwelling

Location of Development:

BIRCHENDALE FARM, Birchendale Farm, Birchendale, STOKE-ON-TRENT, ST10 4HL

Recommendation Summary: Refusal

Site Visit Conducted on: 20-Nov-2023

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Hollington Fields within 215 metres of the access track from 01/01/2019 to 31/12/2021.

Background;

The site is located off Hollington Fields (Road No. C0010), a C classified rural road, subject to a 60mph speed limit, with no footways or streetlights.

Public Right of Way footpath Checkley 32 runs along a section of the access track. It would appear that SCC PRoW Team have not been consulted regarding the application.

Previous Application;

DET/2021/0023 - Change of use from agricultural building to Dwelling – Refused

Description of Proposal;

Conversion of existing building to form dwelling.

Comment;

The proposal is for the conversion of an existing building (barn) to form a 3-bedroom dwelling. The access to the proposed dwelling would be via an existing access and track. However, the access and access track are in a poor condition. It is also noted that stated within the Planning officers report DET/2021/0023 dated 03/08/2021 that the access was considered to be now out of use and impassable to vehicular traffic. The access is gated and is shared with a public right of way Checkley 32.

Visibility at the access is restricted to the north-east and to the south-west.

The access track would appear to be unused given its condition. The proposal to convert the barn into a residential dwelling using the track as the means of vehicular access would require the track to be re-opened. It is considered the re-opening of the track to be an intensification of use of the access onto Hollington Fields which has substandard visibility.

The rural location for the residential dwelling is not in a sustainable transport location or an existing community. There is no footway provision, streetlights, no amenities such as a local shop or access to any medical or educational facilities or public transport to access amenities.

The occupants would need to travel to Cheadle, Tean or Uttoxeter to the nearest amenities and therefore it is highly likely that most future trips would be via private car.

Refusal Recommendations:

This application should be refused for the following reason: -

1. Failure to demonstrate a safe and suitable access.
2. Low sustainability of the site.

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a barn conversion of a derelict barn into a 3-bedroom dwelling. Visibility at the existing access is severely restricted in both directions. The proposal would lead to an intensification of use at the access with restricted visibility. The access and track are in a poor condition.

It should be noted that should the applicant overcome the issue with visibility at the access there would still be concerns regarding the sustainability of the site.

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