



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: PRIOR APPROVAL

Applicant:

The Estate of Mrs Beardmore Alcock c/o Nicholas John of
 The Eric Whitehead Patnership 14 Chapel Street, Cheadle,
 Stoke-on-Trent, ST10 1DY

Officer: Nawaz Malik

Our Reference: SMD20230040DET

District Reference: DET/2023/0040

Date Received: 29-Nov-2023

Date Responded: 25-Dec-2023

Particulars of Development:

Prior approval for conversion and alteration of former agricultural building to form 1no. dwelling

Location of Development:

RAKEWAY FARM, Rakeway Farm, Rakeway Road, STOKE-ON-TRENT, ST10 1RA

Recommendation Summary: Conditional

Site Visit Conducted on: 25-Dec-2023

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Rakeway Road within 120 metres either side of the property accesses for the previous five years.

Background

Rakeway Road is a classified road (Road No. C9) with a speed limit of 40 mph. Rakeway Road has no footways on either side of the carriageway. The road is unlit.

Description of Proposal

Prior approval for conversion and alteration of former agricultural building to form 1no. 3 bedroom dwelling.

Comment on Information submitted

The existing vehicular access is of Rakeway Road and has a gated access into the site.

The proposal includes for 2no. car parking space with each space measured as 2.4m x 4.8m this is in line with the Staffordshire Moorlands Parking Standards. There are no cycle storage facilities shown and should be provided. This can be a shed or a secure, covered, and weatherproof facility.

Bins storage facilities has not been shown therefore these need to be provided, though there is ample space within the site curtilage to accommodate.

The proposed location for the proposed residential dwelling is not in a sustainable transport location or an existing community. By this I mean the location is not lit and has no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car due to there being no footway provision on Rakeway Road.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 Notwithstanding approved drawing. All works to be carried in accordance with the approved plan Drawing No. PL (0)01 Revision A.

Note to Planning Officer

The proposed development does not constitute sustainable development in that it is entirely reliant on the private car and does not enable future residents to reasonably choose sustainable modes of transport to access the site as required by national and local planning policies. The proposed development would exacerbate the risk of conflict between vehicles and pedestrians and cyclists due to the lack of segregated facilities and street lighting on a C class road leading to an increase in the likelihood of danger to highway users particularly those considered vulnerable.

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