



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 Attenborough Butterlands Farm , Top Road, Biddulph
Moor, Staffordshire, ST8 7LF

Officer: Tracey Lunn

Our Reference: SMD20240092

District Reference: SMD/2024/0092

Date Received: 01-Mar-2024

Date Responded: 04-Apr-2024

Particulars of Development:

New Access and Parking Area

Location of Development:

Butterlands Farm Top Road,Biddulph Moor

Recommendation Summary: Refusal

Site Visit Conducted on: 07-Mar-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Top Road within 215 metres of the property from 01/01/2019 to 31/12/2021.

Background:

The property is located on Top Road (Road No. C0173). Top Road is subject to a 60mph speed limit,there are no footways or streetlighting.

Live Planning Applications:

SMD/2024/0110 - Retrospective application for change of use of a detached outbuilding into self-contained ancillary accommodation.

Description of Proposal:

New Access and Parking Area.

Comment:

The proposal is for the creation of a new vehicular access,access track and parking area to accommodate 3 parking spaces.

Access;

The proposed access to the new parking area will be off Top Road. It is noted that a plan showing visibility at the location of the proposed access has not been supplied with the application and therefore a plan showing visibility splays of 2.4m x 215m from the centre of the proposed access to the nearside kerbs/edge of carriageway in both directions with no obstructions to visibility over a height of 600 mm above the adjacent carriageway level is required.

It is also noted that the proposed access is to be gated however having scaled off the supplied plan it would appear that the proposed gates are to be set back less than 5m rear of the highway.

The proposed access track scaled at 3.1m is insufficient in width and should be a minimum of 4.2m to allow 2 vehicles to pass and prevent road users waiting on the public highway as a result of vehicles using the access track.

This application should be refused as there is insufficient information for the Highway Authority to determine an outcome for the following reasons:

The submitted application fails to demonstrate suitable visibility splays at the proposed vehicular access onto Top Road.

The width of the proposed access track is insufficient for two vehicles to pass.

The proposed siting of the gates is less than 5m rear of the highway.

Note to Planning Officer

This refusal will not prejudice consideration of a further application at a later date that demonstrates:

- A plan to scale, showing visibility splays for the new access of 2.4m x 215m with no obstructions 600mm above carriageway on land within the applicants' ownership or highway land. The visibility shall not cross any third-party land.
- A plan showing the proposed gates to be set back at least 5m from the rear of the highway.
- A plan showing the access track width of a minimum of 4.2m wide.

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