



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 Nixon Strategy 365 Ltd The Old Chapel, Blakeley Lane,
Dilthorne, Staffordshire, ST10 2PS

Officer: David Plant

Our Reference: SMD20240202

District Reference: SMD/2024/0202

Date Received: 21-May-2024

Date Responded: 04-Jun-2024

Particulars of Development:

Proposed Security Gates to Entrance and Exit.

Location of Development:

The Old Chapel, Blakeley Lane, Dilthorne, Staffordshire, ST10 2PS

Recommendation Summary: Refusal

Site Visit Conducted on: 29-May-2024

1. Proposal provides inadequate space at the exit gates for a vehicle to stand clear of the carriageway when the gates are shut.

REASON

In conflict with NPPF Paragraph 114; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

Exit gates set back minimum 5m from the carriageway edge;

are included in the application.

NOTES TO PLANNING OFFICER

Application is for security gates at a former methodist chapel.

Entry gates are set back 5m from the carriageway edge. This is dimensioned on the drawing and stated in the Design and Access statement. The exit gates are not dimensioned but are clearly closer to the carriageway than 5m. There appears inadequate space for a vehicle to stand clear of the carriageway while the gates are shut or are shutting. If the gates were to be closing behind a vehicle, the vehicle could be forced into the carriageway. If they were to be closed manually vehicle would be protruding into the carriageway.

I note the gates are to be remotely electrically operated but that there will be override features.

Adequate space must be provided to enable a vehicle to stand between the exit gates and the edge of carriageway in the interests of highway safety.

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