



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: COU

Applicant:

Mr. & Mrs. Harrison c/o Rob Duncan Planning Consultancy Ltd., 28 Ferndale Road, Lichfield, Staffordshire, WS13 7DJ

Officer: David Plant

Our Reference: SMD20240339

District Reference: SMD/2024/0339

Date Received: 24-Jul-2024

Date Responded: 12-Aug-2024

Particulars of Development:

Change of use from former agricultural shippoon to form 1no. dwellinghouse

Location of Development:

The Shippoon, Apesford Farm Apesford Lane, Bradnop

Recommendation Summary: Conditional

Site Visit Conducted on: 31-Jul-2024

1. Before the proposed development is brought into use, the access drive shall be surfaced in a bound material for a minimum distance of 5m rear of the carriageway edge in accordance with details to be first submitted to and approved in writing by the local planning authority. The access drive shall thereafter be surfaced in accordance with the approved details and maintained for the life of the development.

REASON

To comply with NPPF paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is to convert a former shippoon to a dwelling.

There is adequate parking available within the site.

Visibility at the access is good. It appears that part of the access may once have been bound surfaced. However, this is breaking up, particularly at the channel. Loose material is evident on the access and is being deposited on the carriageway. Condition recommended above will assist in reducing this, following the intensification of use of the access, to the benefit of highway safety and users of the access.

Site is isolated and there are no pedestrian facilities. Majority of trips are likely to be by private car. However, building is existing and existing residential dwellings are nearby.

Current records show that there were no Personal Injury Collisions on Apesford Lane within 215m either side of the property access in the previous five years.

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

