



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:

Ms J Ball Townsend Farm, Bond House Lane, Horton,
Staffordshire, ST13 8PJ

Officer: Tracey Lunn

Our Reference: SMD20240429

District Reference: SMD/2024/0429

Date Received: 08-Nov-2024

Date Responded: 06-Dec-2024

Particulars of Development:

Alterations to highway access, replacement garden building, proposed farm/agricultural building

Location of Development:

Townsend Farm , Bond House Lane , Horton , Staffordshire , ST13 8PJ

Recommendation Summary: Refusal

Site Visit Conducted on: 03-Dec-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Bond House Lane within 215 metres of the property from 30/12/2019 to 29/12/2022.

Background:

The property is located on Bond House Lane (Road No. C0202) at its junction with Tollgate Road (D1070). Bond House Lane and Tollgate Road are both subject to a 60mph speed limit. The road is a rural road with no footways or streetlighting.

Description of Proposal:

Alterations to highway access, replacement garden building, proposed farm/agricultural building

Comment:

The proposal is for the creation of a new vehicular access off Bond House Lane, a replacement garden building and a proposed agricultural building.

The replacement garden building (building B), shown as building A on the floor plan and Plans as Existing, will measure 60m² and will consist of a storage room and greenhouse. The building will replace the current store and used for domestic storage (garden tools etc). The proposed agricultural building (building A), shown as building B on the floor plan and Plans as Existing, will measure 102.9m² and will consist of 3 sections to store farming materials, equipment and to house livestock. This will replace the current hay store but is to be re sited to the northwest of the site as shown in plan Drawing Number PL04C.

The proposed access driveway as shown on submitted plan PL04C scales at 4.7m at the access with Bond House Lane varying to a minimum of 4m within the site, this is considered sufficient to permit 2 vehicles to pass unhindered. However, details of the materials to be used for the driveway and access and a drainage system has not been presented. Given the level of the driveway towards Bond House Lane surface water would fall towards the highway, a system of drainage should be provided to prevent surface water run off occurring.

The current vehicular access will become redundant, it is proposed to plant a new section of hedge, this is shown on Drawing Number PL04C, however no further details regarding the reinstatement of the redundant access have been submitted.

Access visibility.

The proposed vehicular access will be off Bond House Lane approximately 12.6m west of the existing access. Bond House Lane drops in level from east (highest) to west (lowest). The level at the point of the proposed access is lower than the existing access. Drivers' visibility when egressing the access could be restricted due to the difference in levels. Drivers travelling along Bond House Lane in a westerly direction may also have restricted view due to the difference in the level of the road at the point of the access.

The applicant has not submitted information to demonstrate they can achieve a required visibility splay of 2.4m x 215m as per the DMRB for a 60mph speed limit or the 85 percentile speeds on a vertical level.

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 a safe and suitable vehicular access onto Bond House Lane.

Note to Planning Officer

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

- a plan showing the vertical alignment from the proposed vehicle access (up bank) in an easterly, north-easterly direction as far as the 85-percentile speed or speed limit (60mph) 215 metres.

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