



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 Carl Johnson Smytheman Architectural PEARTREE
 FARM, Peartree Farm, STOKE-ON-TRENT, ST10 1TR

Officer: David Plant

Our Reference: SMD20240520

District Reference: SMD/2024/0520

Date Received: 27-Nov-2024

Date Responded: 17-Dec-2024

Particulars of Development:

Removal of redundant stables, various unsafe timber structures, for the proposed redevelopment of the site to create a plant centre with a coffee shop and gardens.

Location of Development:

PEARTREE FARM, Peartree Farm, STOKE-ON-TRENT, ST10 1TR

Recommendation Summary: Refusal

Site Visit Conducted on: 11-Dec-2024

1. Insufficient information
2. Access is of inadequate width and construction detail to accommodate passing vehicles and commercial and leisure traffic with a likelihood of extensive reversing manoeuvres or vehicles reversing into the highway.

REASONS

ALL In conflict with NPPF (Dec 2024) paragraph 115; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety.

IMPORTANT INFORMATIVES TO INCLUDED ON DECISION NOTICE

Tjis recommendation of refusal wll not prejudice consideration of a further application at a later date when:

- clarification of the intention of the use and expectations of the site;
- clarification of the reasoning behind provision of 17 parking spaces;
- clarification of ownership of the access track and rights over it;
- clarification of location of passing bays;
- improvement to the access at the junction with Freehay Road;

are included in the access.

NOTES TO PLANNING OFFICER

Application appears to be for removal of timber structures then goes on to refer to garden centre, gardens open to the public and a coffee shop.

Peartree Farm appears to be a private dwelling with large garden. There is no highway objection to the improvement of the gardens.

The access between Freehay Road and the curtilage of the site is outside the red line. It is narrow and not bound surfaced. There appears to be only one passing place which is unsurfaced and at the time of my site visit was covered by leaves, 'muddy' with tyre tracks visible. There is inadequate space for two vehicles to pass at the access off Freehay Road. Any vehicles meeting on the access would require one to reverse on the loose surfaced/unsurfaced track potentially onto Freehay Road. Access seems unsuitable for a commercial enterprise.

Under Scale and Massing, cafe is anticipated to accommodate 18 covers at 'high peak time'. This appears a large number to be using the unsurfaced narrow access track. There is no commentary on whether this is in addition to visitors to the garden centre and/or the gardens. There is no information on the proposed garden centre.

Under Traffic Generation, Access and Car Parking - parking has been '...carefully considered.....for usage as set out by the client'. There are no details of what parameters were used. Passing places are referred to but there appears to only one, close to the access to Peartree Farm itself. It is not bound surfaced and would not stand up to repeated use. The first paragraph appears to be asserting that the access to the site will be unaffected by the proposal because it is the access to the site? It is not clear what this means.

Access to the site is currently used by domestic traffic. A cafe, garden centre and gardens open open to the public will clearly intensify use of the access and will clearly have an effect on the track.

The application is lacking in detail on the proposed commercial use. The access is currently inadequate for a commercial use and does not appear to be in the ownership of the applicant.

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