



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 W. & Mrs K Leeson 60, High Street, STOKE-ON-TRENT,
 ST10 2LU

Officer: David Plant

Our Reference: SMD20250022

District Reference: SMD/2025/0022

Date Received: 23-Jan-2025

Date Responded: 05-Feb-2025

Particulars of Development:

Construction of 2 detached dwellings.

Location of Development:

Land to the West of, Hawes Farm, High Street, Ipstones, Staffordshire

Recommendation Summary: Refusal

Site Visit Conducted on: 29-Jan-2025

- 1 Proposed development fails to demonstrate that adequate visibility splays can be provided within land under the applicants control with a consequent risk to highway safety.
2. Proposed development fails to demonstrate that vehicles can practically and reasonably turn within the site.
3. Proposed development fails to provide means to prevent surface water flowing onto the highway.

REASONS

In conflict with NPPF Paragraph 115; in conflict SMDC Local Plan policy DC1; contrary to the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

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

- visibility splays of 2.4m x 43m can be achieved at the access;
- turning space to the rear of P2 plot 2;
- surface water drainage interceptor connected to outfall rear of the highway boundary;

are included in the application

NOTES TO PLANNING OFFICER

Application is for two detached dwellings.

Application is on same site as SMD/2022/0170 which was recommended for approval by highways, subject to conditions. One of the conditions was that visibility splays of 2.4m x 43m be provided. A note was included questioning if this could be achieved.

Submitted drawing entitled Site Plan and Street Scene shows visibility splay of 2.0m x 43m. It is a concern that a substandard visibility splay is stated contrary to previous advice and brings into question that the 2.4m x 43m may not be achievable.

Planning Statement section 4.8 incorrectly states that the access meets visibility requirements.

A vehicle attempting to reverse out of plot 2 P2 would reverse onto the grassed area. This small turning head should be provided.

There is currently no direct vehicular access to the site. The plot falls towards the highway. Provision of an access will also provide a route for surface water to flow onto the highway. Surface water drainage interceptor should be provided to prevent this.

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