



**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:**

3 Johnstone Avenue, Werrington, Staffordshire, ST9 0DY

**Officer:**

**Our Reference:** SMD20250284

**District Reference:** SMD/2025/0284

**Date Received:** 19-Jun-2025

**Date Responded:** 04-Jul-2025

**Particulars of Development:**

Installation of replacement aluminium shopfront and concealed roller shutter alongside accessible ramp

**Location of Development:**

3 Johnstone Avenue, Werrington

**Recommendation Summary:** Refusal

**Site Visit Conducted on:** 01-Jul-2025

**Personal Injury Collisions:**

Current records show that there were no personal injury collisions (PIC) on Johnstone Avenue within 43 metres of the property between 30/12/2019 and 29/12/2022.

**Background:**

Johnstone Avenue is an unclassified road (Road No. D1200) which serves a residential housing estate. Johnstone Avenue is subject to a 30mph speed limit and benefits from footways and streetlighting.

The property forms part of a row of business units which are accessed via a service road. The service road is adopted highway with a footway to the west side that runs along its full length. It does not have parking restrictions and is utilised for informal parking.

**Description of Proposal:**

Installation of replacement aluminium shopfront and concealed roller shutter alongside accessible ramp.

**Comment:**

The proposal is for the replacement of the shopfront to include roller shutters and the construction of an access ramp.

The submitted plans show that a new aluminium glazed shopfront finished in grey and concealed roller shutter housing is proposed. The new shopfront and roller shutter housing are to be installed on the building's front elevation and not on the adopted highway; as such, I would have no objection to this element of the proposal.

However, the application also includes the construction of a ramped access to the newsagents, No.3 – No.5 Johnstone Avenue which requires land that forms part of the adopted highway. Staffordshire County Council records show the extent of the adopted highway terminates at the rear of the footway where it abuts the building.

The proposed ramp would obstruct part of the adopted footway restricting the width available for use and therefore it is not permitted within the highway. The Highway Authority could not support this application.

**Recommendations:**

This application should be refused as it proposes structures within the adopted highway and contravenes S130 of the Highways Act.

**Reasons:**

Contrary to the objectives and policies contained within the NPPF

Contrary to SMDC Core Strategy Policy DC1 and T1; (highway safety)

**IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE –**

This refusal will not prejudice consideration of a further application at a later date if the access ramp were to be removed from the proposal.

**NOTES TO PLANNING OFFICER**

This refusal is based on the proposed access ramp which is not a permitted structure within the adopted highway. I have no objection to the new shopfront and roller shutter housing.

If the applicant wishes to obtain a plan identifying the extent of the Highway Maintainable at Public Expense (HMPE) in relation to the property a plan can be obtained from Staffordshire County Council Highway Data Team by emailing – Please note there is a charge for this service.

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