



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:
 Swinscoe Camping Ltd The Old Post Office, Town End
 Lane, Swinscoe, Ashbourne, Derbyshire, DE6 2HS

Officer: Tracey Lunn

District Reference: SMD/2025/0267

Our Reference: SMD20250267

Date Responded: 29-Jul-2025

Date Received: 19-Jun-2025

Particulars of Development:

Extension of the house to accommodate two double bedrooms on the north side of the house and a larger bathroom, the kitchen will be relocated and an a new opening formed to communicate the kitchen to the rest of the dwelling. The application also seeks to change the use of the paddocks behind the property to accommodate a caravan and tents campsite. This is a change from entirely Agricultural Use (Class B) to a mixed use of Class A (for caravan campsite), Class C (For tent campsite) and Class B (for retained small holding).

Location of Development:

The Old Post Office Town End Lane, Swinscoe

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 Town End Lane within 43 metres of the property access and on Ashbourne Road between 30/12/2019 and 29/12/2022.

Background:

The site is located between Town End Lane and Ashbourne Road. Town End Lane is an unclassified no through road (Road No. D1401) with a speed limit of 30mph there are no footways or streetlighting. Ashbourne Road is an A classified road (A52), a primary route connecting Ashbourne to Leek. Along this section of Ashbourne Road there is a speed limit of 40mph. There is 1 streetlight on Ashbourne Road on the northeast side near to the junction with Town End Lane. A small section of footpath runs along the southwest side of Ashbourne Road from Town End Lane leading to a bus stop, along the northeast side there is footway provision to the bus stop and beyond in both directions.

There are stretches of prohibition of overtaking and the road is a safety camera route.

The vehicle access to the site is off the A52, through a bus layby. The bus layby directly fronts the site frontage with a grass verge to the rear. The Bus Service from this stop is service 108 - Buxton - Leek - Waterhouses - Ashbourne. On the opposite side of the carriageway from the site is the Ashbourne - Waterhouses - Leek – Buxton service.

Public footpath Blore with Swinscoe 35 runs to the southwest of the site.

Description of Proposal:

Extension of the house to accommodate two double bedrooms on the north side of the house and a larger bathroom, the kitchen will be relocated and a new opening formed to communicate the kitchen to the rest of the dwelling. The application also seeks to change the use of the paddocks behind the

property to accommodate a caravan and tent campsite. This is a change from entirely Agricultural Use (Class B) to a mixed use of Class A (for caravan campsite), Class C (For tent campsite) and Class B (for retained small holding).

Comment:

The proposal is for the construction of an extension to the house to provide 2 double bedrooms and a larger bathroom.

The property currently has 5 bedrooms the proposed extension will create 2 ground floor bedrooms taking the property footprint to 7 bedrooms.

Parking for a property of 4 or more bedrooms requires 3 parking spaces (2.4m x 4.8m each space) as stated within the Staffordshire Moorlands Parking Standards.

Parking for 3 vehicles is shown as 1, 2 and 3 on the submitted plan 6 8 7-DJA-D R-A-00004 Revision P03, this meets with the Parking Standards. Access to the parking area will be via the existing access off Town End Lane. The proposed extension to create an additional 2 bedrooms given the provision of parking for 3 vehicles meets with the Parking Standards and is acceptable to the Highway Authority, therefore I have no objection to this element of the proposal.

However, the application also seeks to change the use of the paddocks to a caravan and tent campsite. The change of use will be from agricultural use (Class B) to a mixed use of Class A (for caravan campsite), Class C (for tent campsite) and Class B (for retained small holding). The proposal intends to provide 9 caravan and 5 tent pitches.

Access;

Previously a field access, the proposal to create a campsite would intensify the use of this access.

The access to the caravan and tent campsite is proposed via a gated access through a bus layby off the A52. This access was previously (history taken from Google Maps from September 2023 to March 2009) a small wooden gate within a hedgerow accessing an area of grass land. The access would appear to have been in little use and with no formal tarmacked access or track into the field.

It was noted at the site visit that larger steel gates have been installed, the grass verge has been removed, and the access has been stoned up. The access has not been created to Staffordshire County Council standards and is without permission from the Highway Authority. An access track through the grassed area which is on the incline to the Ashbourne Road has also been created in crushed stone.

There are severe concerns regarding vehicles entering and leaving the site due to the following:
As stated within the Background section the current illegal vehicle access falls within a bus layby which is unacceptable to the Highway Authority. There would be a risk of buses not being able to safely pull in and access the bus stop to collect/drop off passengers if a vehicle is pulling out of the proposed access, therefore creating a highway safety issue.

Or if a bus was parked in the bus layby and a vehicle wished to access the site they would have to wait which would block the A52 carriageway until this area is clear to proceed into the site access creating an obstruction on the Highway therefore the access is not safe and suitable.

The Proposed Site Plan shows gates to the site directly rear of the highway this would result in vehicles blocking the bus layby and the A52 whilst the gates are being opened/closed which again is not acceptable.

The site falls away from the Ashbourne Road obstructing drivers view when egressing from the site. The access and track have been constructed in stone which would be brought onto the highway, this is unacceptable to the Highway Authority. Topography of the land (falling away from the access with the

A52/bus layby) and the construction materials of the track causes concerns with vehicles having difficulties navigating the incline and slow-moving vehicles pulling onto the highway.

Visibility;

There are concerns over highway safety regarding visibility out of the access onto Ashbourne Road including the access is through a bus stop.

It noted on site the visibility splay to the southeast is obscured by trees. Also, if a vehicle were egressing the site and a bus was occupying the bus layby this would affect the driver's visibility to the southeast.

Access Width;

The Proposed Site Plan shows an access and track of 3.5m wide, the width of the access and track is not sufficient to permit 2 vehicles towing caravans to access/egress the access simultaneously; this will result in an increase in the likelihood of highway danger to road users with vehicles waiting on the public highway waiting to access the site whilst the access and track is in use.

The access is off the A52, runs through a bus layby, is of insufficient width to permit 2 vehicles to safely pass and the proposal would intensify the use of a substandard access with restricted visibility. A safe and suitable access for all road users has not been demonstrated and the proposal would have an adverse impact upon highway safety.

Recommendations:

In consideration of the above, the Highway Authority recommends the application should be refused for the following reasons:

- The access is off the A52 (traveling through a designated bus layby), is of insufficient width to permit 2 vehicles to safely pass and the proposal would intensify the use of a substandard access with restricted visibility. The submitted application fails to demonstrate a safe and suitable access onto the A52 and therefore increase the likelihood of danger to all highway users.

Reasons: -

Contrary to the objectives and policies contained within the NPPF
Contrary to the interests of highway safety.

Note to Planning Officer;

I have no objection to the element of the proposal regarding the extension to The Old Post Office.

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