

Staffordshire County Council  
Town and Country Planning Act, 1990  
Development Management Procedure Order 2015

**To:** Development Control Manager,

**Applicant:**

**Application Type:** COU

**Address:**

**Application Number:** SMD/2025/0385

**Officer:** T. Lunn

**Date Received:** 21/10/2025

**Date:** 10/11/2025

**Particulars of Development:** Proposed change of use of existing barns building, Menage and Land area shown edged red on the enclosed application plans, together with new vehicle access, gateway and hardstanding constructions with vehicle turning and car parking areas and tree planting, to form a Landscape Stone Products Retail and Trade Supply Business, to be known as Higherland Stone

**Location of Development:** Higherland Farm Caverswall Common Lane Caverswall

## **Refusal**

Site Visit: 10/11/2025

Comments;

Application is for a change of use of existing barns building, Menage and Land area shown edged red on the enclosed application plans, together with new vehicle access, gateway and hardstanding constructions with vehicle turning and car parking areas and tree planting, to form a Landscape Stone Products Retail and Trade Supply Business.

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Common Lane within 215 metres either side of the site access between 31/12/2020 and 30/12/2023.

Caverswall Common Lane is a D classification road (Road No. D1174) with a 60mph speed limit, there are no footways but some streetlighting.

This application should be refused for the following reason:

Insufficient information.

Visibility;

New access requires visibility splay showing 2.4m x 215m.

Drainage;

There is a roadside drainage ditch approx. 1 metre deep running along Caverswall Common Lane. Details of drainage works necessary at the proposed new access are required.

Swept path;

Swept path of the largest vehicle accessing/egressing the site onto and from Caverswall Common Lane.

Note to Planning Officer

This refusal will not prejudice consideration of a further application at a later date when:  
A plan showing visibility splays of 2.4m x 215m in both directions.

Details of drainage works at the proposed new access (required to maintain the roadside ditch).  
are included in the application.

Swept path of the largest vehicle accessing/egressing the site onto and from Caverswall Common Lane.

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Commissioner for the Built County  
On behalf of the County Council  
As Highway Authority