



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: RETROSPECTIVE APPLICATION

Our Reference: SMD20250501

Applicant:

Mr Geoff Barlow 45, Wolstanton Road, NEWCASTLE, ST5 7LX

Officer: Tracey Lunn

District Reference: SMD/2025/0501

Date Received: 26-Jan-2026

Date Responded: 13-Feb-2026

Particulars of Development:

Retrospective application for the erection of a Versailles Victory 40' x16' holiday lodge used as a second home, with a summer house and 30'x 20' hay barn

Location of Development:

FORMER GOODS YARD ON LAND ON THE SOUTH WEST OF , Post Lane , Endon, ST9 9DT

Recommendation Summary: Refusal

Site Visit Conducted on: 10-Feb-2026

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Post Lane within 43 metres either side of the site access between 31/12/2020 and 30/12/2023.

Background;

Post Lane is a C classification road (Road No. C0186) with a 30mph speed limit, there is a footway directly opposite the site and a system of streetlighting. Some sections of Post Lane have traffic calming. Directly to the northwest of the access there is a level crossing running across Post Lane.

Planning History;

SMD/2011/0107 - Erection of 1No. residential dwelling – Refused (site access visibility concerns) by Staffordshire County Council Highways Authority. Refused by Staffordshire Moorlands District Council.

SMD/2019/0077 - Construction of 4no. detached single storey dwellings with access, parking, and sustainable drainage pond – Refused (site access visibility and culvert construction concerns) by Staffordshire County Council Highways Authority - Application Withdrawn

Comments;

The application is a retrospective application for the erection of a Versailles Victory 40' x16' holiday lodge used as a second home, with a summer house and 30'x 20' hay barn. The submitted plans show a 2-bedroom holiday lodge; the application form however states 1 unknown bedroom number. Also, within the application form parking for 2 vehicles is stated, none of the submitted plans identify parking.

Access to the site is via a recently created access.

A visibility splay plan has been submitted however the plan does not demonstrate an acceptable visibility splay. The visibility splay drawn in a northwest direction of 19m is incomplete, runs through land not within the applicants control and does not clearly show the picket fence. The visibility splay drawn in a southeast direction of 43m does not show the wall or streetlight and terminates on the opposite side of Post Lane.

The plan does not reflect the access or the features on site i.e. picket fencing (northwest direction) or the wall and streetlight (southeast direction).

The application will cause an intensification of use of an access that has poor visibility to the northwest and southeast.

It is noted that a water course runs along the boundary of the site. No details of the culvert running under the access have been submitted.

This application should be refused for the following reasons:

- The submitted application fails to demonstrate a safe and suitable vehicular access onto Post Lane.
- A culvert appears to run under the access. No details of this culvert, its construction detail or ability to withstand vehicular overrunning have been submitted.
- Conflicting information

Note to Planning Officer

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

- visibility splays are provided and included with red line and legal agreement reached with landowners to maintain visibility in perpetuity;
- details of culvert and proposals for protection;
- Details of surfacing;

are included in the application.

Note to officer

The plans that have been submitted are inadequate. The applicant has not shown an acceptable visibility splay; the drawing does not correctly plot the access location and features such as the wall that prohibits visibility to the right, streetlight, or picket fencing. The visibility splay drawn in a northwest direction, runs through land not within the applicant's control.

A scaled drawing that correctly demonstrates and illustrates where the access is, an acceptable visibility splay and the features (wall, streetlight and picket fencing) is required.

No details of the culvert, its construction detail or ability to withstand vehicular overrunning have been submitted. A drawing showing these details is required.

Conflicting/insufficient information regarding the number of bedrooms and parking spaces.

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