

Yarnfield and Cold Meece Parish Council



Application 26/42033/FUL – Land Adjacent White House, Ash Lane, Yarnfield

Yarnfield and Cold Meece Parish Council notes that Staffordshire County Council, in its capacity as the statutory Highway Authority, has recommended that planning permission be refused on highway safety grounds. The Parish Council attaches significant weight to this professional assessment and considers that the applicant has failed to address the matters identified by the Highway Authority.

The Parish Council shares residents' concerns regarding the restricted visibility at the junction of the Byway Open to All Traffic (BOAT), which provides the proposed access to the development, and Ash Lane. The Highway Authority has concluded that the application fails to demonstrate that adequate visibility splays can be achieved and has therefore not established that a safe and suitable means of access is available. The Parish Council agrees that this is a fundamental issue which must be satisfactorily resolved before planning permission could be contemplated.

The Parish Council also supports the Highway Authority's concerns regarding parking provision. The proposed development does not adequately demonstrate that sufficient off-street parking will be available to meet the likely needs of future occupiers and their visitors. This creates a realistic risk of overspill parking on Ash Lane, to the detriment of highway safety and the free flow of traffic. The Council further notes that the section of Ash Lane beyond the BOAT is privately owned and maintained, making it particularly important that vehicles associated with the development do not rely on parking within the highway or adjacent private access.

The Highway Authority has also concluded that the applicant has failed to demonstrate that the internal road layout can safely accommodate refuse and emergency vehicles or that vehicles can safely pass at the site entrance. In the absence of the required swept path analysis and other supporting technical information, the Parish Council considers that these concerns remain unresolved.

The Parish Council considers it particularly significant that the Highway Authority has not recommended the imposition of planning conditions to address these matters but instead recommends refusal because the applicant has failed to provide sufficient technical evidence to demonstrate compliance with national and local highway safety requirements. The burden rests with the applicant to demonstrate that safe and suitable access can be achieved, and in this case that evidence has not been provided.

Accordingly, the Parish Council supports the Highway Authority's recommendation that planning permission should be refused because the proposal has failed to demonstrate:

- a safe and suitable means of access to the site;
- adequate visibility splays at the junction with Ash Lane;
- that the access and internal road layout can safely accommodate service, refuse and emergency vehicles;
- that adequate off-street parking provision has been made; and
- that the development would not result in unacceptable risks to highway safety.

John Fraser
Parish Clerk
Yarnfield and Cold Meece Parish Council