

Neil Thompson

Subject: FW: DMPA/2020/1232 Land adjacent 4 Rectory Farm Mews, Weston-on-Trent,

From: Neil Thompson

Sent: 04 April 2022 14:45

To: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>

Subject: RE: DMPA/2020/1232 Land adjacent 4 Rectory Farm Mews, Weston-on-Trent,

Sue,

Did you ever get the chance to look at this one again, after my comments below?

The applicant's are chasing me for a decision. I indicated it is likely to be for a refusal as I can't see to overcome your concerns about the additional vehicular movements to and from the site from the track that leads to Main Street Weston.

They have sent something back in response to change your mind, as follows:-

'The applicant has confirmed that they are happy to agree to the suggested extension of time to allow for your discussions with Highways. The applicant has also noted that they would expect the proposal to result in no more than 5 to 10 vehicular movements on any given day which, given the fact that the proposed storage facilities would reduce the applicant's daily trips to and from the site (given the ability to now store equipment there rather than elsewhere), we would not anticipate to result in an 'unacceptable' increase in the current daily movements.

Hopefully the above will allow the Highways Authority to reconsider its position or, alternatively, lends towards a positive recommendation which accounts for the wider benefits this proposal would provide.'

Kind regards

Neil Thompson

Planning Officer – Service Delivery

T: 07920446816

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South
Derbyshire
District Council

From: Neil Thompson

Sent: 15 November 2021 10:37

To: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>

Subject: RE: DMPA/2020/1232 Land adjacent 4 Rectory Farm Mews, Weston-on-Trent,

Sue,

Thanks for the comments below. I hope that this will clarify the proposal a little.

1. Yes I think the proposal was initially proposed as an agricultural building. The site is a smallholding and is operated by the applicant and his wife. They keep a few chickens on the site. When I first looked at this and the proposed building and read the info the new building was clear that it was for the storage of equipment relating to more of the equestrian use at the site. Yes it has come to me via the enforcement issues. When I clarified how much was equestrian and how much was to be agricultural, the agent indicated that it wasn't exactly clear as how much would be of either in terms of the use at the site. It was clear from what they were saying that they were/are intending to develop the equestrian side of the business by teaching people to ride and offering riding at the site. I concluded to amend the description to identify that it was a change of use of the site to equestrian, but it also has the ongoing agricultural smallholding. When I visited I noticed that the field below the original red line was also to be used or was used for equestrian also, so I suggested extending the red line into that bottom field if they wanted to use it for non-agricultural. Obviously at this stage there is no use for the site other than for agriculture. I'm not sure about it being a 'significant' commercial use, but yes you could say that the intention is to allow people to come to the site to offer lessons, so overall there is likely to be an increase in demand, which may have highway consequences.
2. The track down to the site isn't of the greatest quality having driven down it to the site visit, and I parked on some hardstanding on the other side of the track near to the footpath through to the track. Apparently this track down to the canal isn't a public route but I know I've cycled up it a few times from the canal so didn't realise that. Could we ask about where the proposed customers could park? They may be could provide a couple of spaces within the site, providing it doesn't urbanise it too much. There isn't a lot of good parking nearby in the village. Can we ask them to put together some form of transport plan to reduce potential vehicular increases before we potentially refuse?

Kind regards

Neil Thompson

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From: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>

Sent: 03 November 2021 15:51

To: Neil Thompson <Neil.Thompson@southderbyshire.gov.uk>

Cc: SDDC Planning Applications <Planning.Apps@southderbyshire.gov.uk>

Subject: DMPA/2020/1232 Land adjacent 4 Rectory Farm Mews, Weston-on-Trent,

Hi Neil

I refer to the above application for the change of use of land to equestrian use and the erection of a building.

I note that the application form only proposes the erection of an agricultural building whilst your description includes the change of use to equestrian. However, the Planning Statement, submitted in support of the application, also refers to a significant commercial use operating on the site and potential for this to increase, although the existing use is described as undeveloped land in pastoral use. I assume that the

development of the land and commercial use are unauthorised, hence the reference to enforcement action. I would be obliged if you could clarify this point.

I am concerned that approval of the proposal would result in a significant increase in the use of the access track and its junction onto Weston Road. The track is limited in width and the number of passing places, is well used by walkers, is crossed by a Public Right of Way and has substandard emerging visibility at its junction onto the classified Swarkestone Road. As such, the Highway Authority considers that approval of the proposal would result in a significant increase in the use of the site and recommends refusal for the following reasons.

1. Approval of the proposal would result in an increase in the number of vehicular movements at the junction of the access track onto the classified Swarkestone Road which is substandard in terms of emerging visibility in the easterly direction contrary to the best interests of highway safety.
2. Approval of the proposal would result in an increase in the number of vehicular movements along the access track which is narrow and offers limited passing opportunities resulting in an increase in the potential for conflict with pedestrians using the track and those using Public Footpath 4, Weston on Trent, which crosses the track, contrary to the best interests of pedestrian safety.

Kind regards

Sue Highley | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

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