Form X (i)

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

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MRS DEIDRI LIVINGSTONE

Address: 67 TAPE STREET
CHEADLE
ST101ET

Application Type: FULL

Application Number: SMD2016/0219

Date Received: 29-SEP-2016

Road Number: A0522

Officer: David Plant

Date: 30-SEP-2016

Particulars of Development:
PROPOSED BLOCK PAVED DRIVE AND GARDEN, PARTIAL DEMOLITION OF BOUNDARY WALL TOGETHER WITH ASSOCIATED LANDSCAPING. DRAWINGS RECEIVED 29/09/2016

Location of Development:
67 TAPE STREET, CHEADLE, ST10 1ET.
CHEADLE

REFUSAL:

Recommendations: This application should be refused for the following reasons:-

1 The proposed development would result in increased turning movements which would be likely to affect the free flow of vehicular traffic through Cheadle.

2 The proposed development fails to make adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers having to manoeuvre into the A522 Tape Street.

3 It is impracticable within the site curtilage to construct an access to the A522 Tape Street that would provide adequate visibility for vehicles emerging from the site.

REASONS

In conflict with NPPF paragraph 32; in conflict with SMDC Core Strategy Policy DC1; contrary to the interests of highway safety; contrary to the interests of the free flow of traffic.

NOTE TO PLANNING OFFICER

I acknowledge the neighbouring properties have vehicular access. However, if these accesses were to be proposed today, they would be recommended for refusal.

Commissioner for the Built County
on behalf of the County Council
as Highway Authority