Form X (ii)

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: SARAH EVANS

Address: NEW HOUSE
BEAT LANE
RUSHTON SPENCER
SK110QY

Application Type: FULL

Application Number: SMD2016/0746

Date Received: 02-DEC-2016

Road Number: C0072

Officer: David Plant

Date: 19-DEC-2016

Particulars of Development:
FORMATION OF A NEW VEHICLE ENTRANCE.

Location of Development:
NEW HOUSE, BEAT LANE, RUSHTON SPENCER, SK11 0QY.

CONDITIONAL:

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge.

3 No vehicle shall be parked unattended at any time between the proposed gate and the edge of carriageway.

REASONS

ALL To comply with NPPF paragraph 32; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

3 To maintain visibility from Dingle Lane to the west accross the proposed access point

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to droppped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
http://www.staffordshire.gov.uk/transport/staffshighways/licences/

NOTE TO PLANNING OFFICER

Visibility from the existing access to the west is good. To the east it is restricted, but only by the fence on top of the boundary wall of the application site, which could easily be improved.
There is however, no turning area and limited scope to provide one. It is possible to draw up outside the adjacent barn and wait for traffic to clear before reversing into the access. This requires use of land outside the applicants ownership.
I would not recommend reversing out of this existing access.

The proposed access provides good visibility to the east but less good visibility to the west when compared to the existing. However, it does allow a turning area to be provided.

The proposed access point is within the visibility splay of Dingle Lane. This will be acceptable if no vehicle parks within the proposed access between the gate and the carriageway.

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