**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:** MISS JENNIFER BEDFORD

**Address:** HILL TOP COTTAGE
STAR BANK
OAKAMOOR
STAFFORDSHIRE
ST10 3B

**Application Type:** FULL

**Application Number:** SMD2017/0629

**Date Received:** 13-NOV-2017

**Road Number:** B5417

**Officer:** David Plant

**Date:** 27-NOV-2017

**Particulars of Development:**
CREATE NEW GATED ACCESS WITH DROPPED KERB TO EXISTING PARKING AREA AND VEHICLE ACCESS TO PADDOCK LAND.

**Location of Development:**
HILL TOP COTTAGE, STAR BANK, OAKAMOOR, STAFFORDSHIRE, ST10 3BN

**CONDITIONAL:**

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

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

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

3 The development hereby permitted shall not be brought into use until visibility splays at the proposed access off Star Bank of 2.4m x15m to the south and 2.4mx5m to the north and at the proposed access off Ribden Road of 2.4mx9m to the south and 2.4mx50m to the north have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level and be maintained for the life of the development.

4 The accesses shall be constructed with a maximum gradient of 1 in 10 for a minimum distance of 5m rear of the carriageway edge.

REASONS

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

IMPORTANT INFORMATIVES

The access crossings to the site from the highway shall be constructed in accordance with the submitted drawings 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 dropped 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/

NOTES TO PLANNING OFFICER

The proposed accesses are to replace/provide an alternative to the existing substandard access which cannot be improved due to buildings. I understand that there are rights of access for neighbouring properties. It would be beneficial to the safety of users of the access, and to passing motorists if this access could ultimately be permanently closed, rights of access given up and alternative accesses used with the improved visibility provided. If the visibility splays shown for the proposed access off Star Bank can be provided, this would also improve visibility for Threelows Farm.

The visibility splay dimensions referred to above are the splays that can be achieved within land under the control of the applicant and highway land. Greater visibility splays are shown on the submitted drawings but these will require third party land. If these splays can be provided by agreement with neighbours, they should be provided in the interests of highway safety.
The access off Star Bank will benefit a neighbouring property. The hedge of the frontage should be set back on the visibility line to maximise the benefit.
The access off Ribden Road would be further improved by the cutting back of a small amount of vegetation to the south of the proposed access. If this can be carried out by agreement with neighbours, visibility would be further improved.

Existing access is poor - both access proposals are improvement in highway safety.

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