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: MR PAUL BAIN
ROSEHILL,
NABB LANE
ALTON
STAFFORDSHIRE
ST10 4A

Application Type: FULL
Application No: SMD2019/0751
Date Received: 17-DEC-2019
Road No: C0105

Officer: Michael Groll
Date: 31-JAN-2020

Particulars of Development:
PROPOSED ALTERATIONS TO THE EXISTING SITE ACCESS INCLUDING THE PLANTING OF NEW HEDGEROW TAPERING TO REPLACE THE EXISTING TO PROVIDE A VISIBILITY SPLAY.

Location of Development:
ROSEHILL, NABB LANE, ALTON, STAFFORDSHIRE, ST10 4AY

Conditional

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

Site visit: 8 January 2020

Background: the application is for alterations to the existing highway access to improve visibility. A previous planning application (reference: SMD/2017/0825) at this site was approved in February 2018 for the conversion of a detached garage into a liveable annexe. The development site is located 150 metres south of the village of Alton in a rural location. The site is off Nabb Lane, a single track C-category road where a 30-mph speed limit applies. There is one access road surfaced in an unbound material serving the site from Nabb Lane. Car parking is currently accommodated within the site.

Personal Injury Collisions: the most recently available collision data (for the 5 years up to 31/12/18) shows there were no collisions within 100 metres of the site access to Nabb Lane. This is beyond the stopping site distance for a traffic speed of 30 mph i.e. the recommended visibility splay at the highway access.

Site Access: the current access to Nabb Lane would continue to be used, although with improved visibility through removal of sections of hedgerow. The proposed 2 x 33 metre visibility splay corresponds to 25 mph traffic speeds. It is expected that actual traffic speeds on Nabb Lane are well below the 30 mph speed limit: it is a single track road with limited passing places and site observations indicate limited forward visibility.

Internal Layout: there is ample space within the site curtilage for motor vehicles to turn and exit onto the highway facing forwards.

Proposed off-site Highway Works: none are proposed.

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

1-Prior to first occupation of the proposed annexe dwelling a 2 x 33 metre visibility splay shall be provided and maintained at the Nabb Lane highway access as indicated in submitted drawing number PB18-SA-XX-XX-DR-A-0101 ‘site location and block plans’ with nothing placed or retained forward of the splay and the public highway exceeding 600mm in height above the level of the adjacent carriageway.
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 six metres back from the site boundary and shall thereafter be retained as such for the lifetime of the development.

Reasons for Recommendations (Condition 2)
1-For reasons of road safety: to ensure that gravel and other loose material is not spread onto the highway.

Note to the Planning Officer:
1-The proposed removal of existing hedgerow may be subject to consideration under the Hedgerows Regulations 1997.

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