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 GLYN SKYME
FOURTREES,
UTTOXETER ROAD
CHECKLEY
ST104NA

Application Type: OUTLINE
Application No: SMD2020/0520
Date Received: 22-SEP-2020
Road No: A0522

Officer: David Plant
Date: 07-OCT-2020

Particulars of Development:
OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF UP TO 8 DWELLINGS AND THE FORMATION OF A CAR PARK TO SERVE CHECKLEY CRICKET CLUB

Location of Development:
LAND ADJACENT TO FOURTREES UTTOXETER ROAD, CHECKLEY

Conditional

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

1 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- laout and disposition of roads and building;
- point of access;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials
- location of street furniture in relation to the access;

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2 The development hereby permitted shall not be commenced until details of the 2.4mx120m visibility splays in both directions have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

3 The development hereby permitted shall not be commenced until details of the 1mx1m pedestrian visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety; to define the application.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 (if to be adopted) or S219 exemption (if to remain private) of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

The proposed site access works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to road.adoptions@staffordshire.gov.uk. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx

NOTES TO PLANNING OFFICER

Parking for Cricket Club - para 4.17 of planning statement refers to support for the development and particularly overspill car parking for the cricket club. Development and application would benefit from addressing the following points:

- how much car parking does the cricket club currently have?
- how many spaces does it need?
- have car parking counts been taken?
- where do the excess cars currently park when the car parks are full?
- how often does this happen?

Highways have no objection to the proposal to provide additional parking for the cricket club, partiucularly if it is, or is becoming, a problem.
Addressing the points above would assist with demonstrating the requirement, how far this proposal goes towards meeting the needs and with understanding of the proposal.

An indicative layout has been submitted but as the application is in outline with all matters reserved, the layout has not been considered and should not be construed as being approved.

An indicative access is point is shown, but application is in outline with all matters reserved. This may not be the point of access at REM stage hence visibility conditions above. There should be no issue in providing these.

There is also street furniture including BT footway chamber and streetlight which need to be shown on the drawings to define their relationship to the access. The BT triple chamber conflicts with the access point currently indicated and will likely need to be reconstructed. BT should be consulted on this should this become the proposed access point.

It is not clear from the application if the access road is to be proposed for adoption as highway or to remain private. This should be clarified.

Site visited 01/10/2020

Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority