

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

Applicant: MR R SIMISTER
THE CEDARS
CEDARHILL
ALTON
ST104BQ

Application Type: OUTLINE

Officer: Tracey Lunn

Application No: SMD2020/0601

Date: 23-NOV-2020

Date Received: 03-NOV-2020

Road No: C0065

Particulars of Development:

NEW APPLICATION SMD/2020/0601

THE CEDARS CEDARHILL

ALTON

OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR 3 NEW DETACHED DWELLINGS
ON DISUSED COAL YARD.

Location of Development:

THE CEDARS, CEDARHILL, ALTON, STAFFORDSHIRE, ST10 4BQ

Refusal

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

Current records show that there were not any Personal Injury Collisions on Cedarhill within 50 metres either side of the property access for the previous five years.

Background;

The proposed development is located on Cedarhill which is a C classified road (Road No. C0065) with a speed limit of 30 mph and benefits from street lighting. There are no footways along the highway adjacent the site which is not unusual for a location such as this. The site currently has an extant use for a B8 use and currently shares a driveway with the Cedars Farm to gain access to the highway.

Proposal;

Outline planning permission with all matters reserved for the construction of 3 new detached dwellings on a disused coal yard.

The submitted red line plan does not include the existing shared driveway which would suggest that any future development of the site would have its own access onto Cedarhill and so would be required to provide acceptable visibility onto the highway. This is likely to require land outside of the redline and the removal of the part of the boundary wall and hedge.

I have concerns that no visibility is shown from the site onto the highway and whether it can be achieved within the redline of the proposal.

Recommendation;

This application should be refused on highway safety grounds as it is unclear if a satisfactory visibility splay can be provided.

Reasons;

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

Note to Planning Officer:

It is noted that the application is outline with All Matters Reserved and the above reply is issued in response to the principle of development as there is only one realistic place for any access to the highway and can not be conditioned at a later date.

This refusal will not prejudice consideration of a further application at a later date that demonstrates: a visibility splay of 2.4mx43m from the centreline of any potential access (this maybe be reduced further if the applicant can demonstrate the 85percentile speeds outside of the site are below 30mph) in either direction on Cedarhill. Anything forward of this visibility splay between the site and the highway would need to be less than 600mm in height or removed

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