

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

Applicant: MR JOHN COWBURN
CHEDDLETON ROAD
ST135QZ

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0210

Date: 26-APR-2021

Date Received: 07-APR-2021

Road No: A0520

Particulars of Development:

OUTLINE APPLICATION WITH SOME MATTERS RESERVED (EXCEPT FOR ACCESS AND LAYOUT) FOR CHANGE OF USE OF PART GARDEN AREA TO ONE NUMBER RESIDENTIAL BUILDING PLOT WITH NEW ACCESS ONTO CHEDDLETON ROAD

Location of Development:

GREYWOODS CHEDDLETON ROAD
LEEK

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 garage proposed for the existing dwelling 'Greywoods' shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted or used for living purposes
- 2 The development hereby permitted shall not be brought into use until the parking and turning areas for existing and proposed dwellings have been provided in accordance with the approved plans. The parking and turning for areas for existing and proposed dwellings shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
- 3 The development hereby permitted shall not be brought into use until the revised access to the existing dwelling within the limits of the public highway has been completed.
- 4 The development hereby permitted shall not be brought into use until details of the surface water drainage including outfall or drainage on SUDS principles has been submitted to and approved in writing by the Local Planning Authority. The drainage/SUDS works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
- 5 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 site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.
- 6 The internal dimension of any garage proposed as part of the parking requirement shall be a minimum of 6m long x 3m wide for each vehicle.

REASONS

- ALL To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.
- 1, 5 To comply with SMDC Local Plan Parking Standards

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing RLM1003/1 C 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. 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

Application is in outline with access and layout to be determined. At REM stage parking provision must be in line with SMDC Local Plan standards. To be counted towards parking provision, any garage must have minimum internal dimensions of 6m long x 3m wide per vehicle. The double garage to Greywoods shown in layout would need to be 6m long x 6m wide internally.

A520 Cheddleton Road is a well used road. Separate turning area must be provided in addition to the parking area for the proposed revised access to Greywoods.

Access to the proposed plot is the existing access to Greywoods.

Proposed access to Greywoods provides adequate visibility and parking and turning area.

Current records show that there were no Personal Injury Collisions on Cheddleton Road within 120 m either side of the proposed property access in the previous five years.

Site visited 14/04/2021

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