

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

Applicant: MRS BERYL BEECH
FAIRVIEW COTTAGE 76 LEEK ROAD
STOCKTON BROOK
ST99NH

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0224

Date: 29-APR-2021

Date Received: 09-APR-2021

Road No: A0053

Particulars of Development:

OUTLINE APPLICATION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR A PROPOSED DETACHED DWELLING ON LAND ADJACENT TO 76 LEEK ROAD, RETAINING AND USING EXISTING ACCESS TO 76 LEEK ROAD

Location of Development:

FAIRVIEW COTTAGE 76 LEEK ROAD
STOCKTON BROOK

Refusal

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

- 1 The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of the existing access which affords restricted visibility for drivers emerging from the access.
- 2 The proposed development fails to demonstrate adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers having to manoeuvre into the A53 Leek Road
- 3 The proposed development fails to demonstrate adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway.
- 4 The proposed development would exacerbate the risk of pedestrian/vehicle conflict by reason of the narrow footway on the frontage of the site leading to an increase in the likelihood of danger to highway users.
- 5 Insufficient information

REASONS

- ALL In conflict with NPPF paragraph 108; in conflict with SMDC Local Plan Policy DC1, T1 and T2; contrary to the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- visibility splay of 2.4m x 43m clearly defined on drawing;
- removal of wall on frontage;
- layout indicating adequate parking and turning for both the existing and proposed dwellings;
- widening of footway to min 1.8m on site frontage of land edged red and land edged blue to provide improved, usable and safe facilities for pedestrians;
- clarification of gradient of access;

are included in the application.

NOTES TO PLANNING OFFICER

Application drawing states that existing access is to remain. However, gate posts are over 1.1m high, wall is crenelated with crenelations ranging from a minimum 0.75m to 0.975m above adjacent carriageway level. Driveway slopes away from the carriageway. Taken together, visibility splays are obstructed. Intensification of use of the existing access would not be in the interests of highway safety. Wall will need to be demolished and rebuilt behind the visibility splay.

Note on drawing states 'Existing access to serve no 76 and proposal.....' There is nothing to demonstrate that adequate parking and turning can be provided for both the existing and proposed dwellings. Access is off A53 Leek Road. Turning area for both is important.

No 76 is not included within the red line. What is to prevent developer acquiring just land edged red and deciding not to provide parking for no 76.

Existing footway on the site frontage is very narrow. This is not conducive to pedestrian safety. Footway should be widened to minimum 1.8m on the frontage of land edged red and land edged blue. Wall will need to be demolished and set back and rebuilt such that it does not obstruct visibility.

Driveway slopes away from the carriageway. A driver at 2.4m back from the edge of carriageway is at a lower level. There is no information on what the gradient of the driveway is or if this meets current standards.

Access must be a maximum gradient of 1 in 10. Slope must be accounted for in provision of visibility

It is noted that the application is in outline with only access to be determined. However, provision of adequate parking and turning for both existing and proposed dwellings is of fundamental importance. It must be demonstrated that these can be provided and safeguarded at this stage in the interests of highway safety.

Site visited 28/04/2021

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