

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

Applicant: MR GARY PLANT
SOUTH FIELDS FARM
LEEK ROAD
WETLEY ROCKS
ST90AR

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0242

Date: 06-MAY-2021

Date Received: 16-APR-2021

Road No: A0520

Particulars of Development:
CREATION OF VEHICULAR ACCESS

Location of Development:
SOUTH FIELDS FARM LEEK ROAD
WETLEY ROCKS

Conditional

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

2. Personal Injury Collisions;

Current records show that there are 2 Personal Injury Collisions (PIC) on Leek Road within 160 metres either side of the proposed access for the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

3. Background;

The development is located on Leek Road which is an A classified road (Road No. A520) with a speed limit of 50 mph and has the benefit of streetlights. There are speed cameras long this stretch of the A520.

Previous Application:

SMD/2020/0101 – Construction of a replacement commercial building and the formation of a new vehicular access. This application was acceptable to the Highway Authority. Amended plans were submitted to omit the proposed vehicular access from the application.

4. Description of Proposal;

This proposal is for the construction of a new vehicular access as detailed in Drawing Number 21/620/02. The access will serve the existing haulage depot and is of the same dimensions and position as proposed in application (SMD/2020/0101). The existing access to the residential property will remain and will be solely for residential use.

5. Comment;

It is considered that the proposed new commercial access located along the straight section of Leek Road, will benefit from a 6-metre-wide driveway and the provision of a bell mouth to accommodate vehicles accessing and egressing the site without obstructing traffic on the A520.

There appears to be sufficient parking and turning within the curtilage of the site as detailed on 21/620/02.

Visibility as stated in Design Manual for Roads and Bridges (DMRB) for a road with a 50mph speed limit requires a visibility splay of 160 metres. Drawing Number 21/620/03 details an achievable visibility of 160 metres. However, there appears to be a small section that is very close to or passes over the neighbouring boundary and may require the trimming back of a hedge on the neighbouring frontage, though it already appears to be well maintained

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

The development hereby permitted shall not be brought into use until the visibility splays have been provided as per submitted Drawing Number 21/620/03. The visibility splays shall thereafter be kept free of all obstructions to visibility with nothing placed or retained forward of the splay and the public highway exceeding 600mm in height above the level of the adjacent carriageway.

REASONS

In order to comply with Paras.108-110 of the NPPF 2018 and in the interest of Highway Safety

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The above requires a retrospective permit from our Network Management Section. Please note that 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, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)

NOTES TO PLANNING OFFICER

To improve and ensure maximum visibility the hedge is to be cut back and maintained behind the visibility splays shown on drawing 21/620/03. Part of the hedge to the north, may not be within the ownership of the applicant and may require maintenance of hedge in front of the neighbouring property. The hedge in front of the neighbouring property already appears to be well maintained by its owners. It is noted the existing vehicular access to the residential dwelling is solely for private residential use and not for commercial purposes.

(application number SMD/2021/0242).