

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

Applicant: MR MARTIN EDGE MIET
HARTLAND AVENUE
STOKE ON TRENT
ST67NF

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0099

Date: 07-MAY-2021

Date Received: 19-APR-2021

Road No: C0074

Particulars of Development:

ERECT A STILTED TIMBER FRAMED DWELLING

Location of Development:

LAND CORNERING RUDYARD ROAD AND GUN HILL ROAD
MEERBROOK

Conditional

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

1. Site Visit Carried Out on 06/05/2021

2. Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions within a 215 metres area of the property access for five years.

3. Background;

The site is a parcel of land, mainly wooded and is bounded by New Zealand (Road No. D1049), Gun Hill Road (Road No. C0074) and Rudyard Road (Road No. C0073). The site is in a rural setting with no footways or streetlighting, all roads are subject to a 60mph speed limit.

4. Description of Proposal;

The proposal is for the construction of a stilted timber framed dwelling. The proposed dwelling will have 2 bedrooms.

5. Comments;

Access will be via the existing gateway off New Zealand. Visibility egressing from the property is restricted to the east and west however this is an access currently in use and the proposal does not appear to cause a significant increase in trip generation. The visibility to the west could be improved by cutting back vegetation. Parking and turning is sufficient within the curtilage of the site as detailed in Plan dated April 24, 2021, titled Junction Rudyard Road & Gun Hill Road
It is thought the proposal will not cause a significant increase in trip generation.

I have no objection to the proposal (application number SMD/2021/0008) subject to the following conditioned.

1. Before the proposed development commences, the vegetation on the site frontage, to the west of the access, shall be reduced to, and maintained at, a maximum height of 900 mm above the adjacent carriageway level. This would be considered an improvement over the existing and would be a benefit to highway safety

2. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway and the access drive rear of the public highway have been surfaced in a suitable hard material.

REASONS

To comply with NPPF paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety; to safeguard the structure of the highway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access to the site shall be constructed in accordance with Staffordshire County Council 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 link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a S184 notice. Although this proposal will not require a dropped crossing as such, a S184 notice of approval is required. 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)

Note to Planning Officer;

Visibility at this location is restricted to the west. The proposal should not cause a significant increase or change to the current access arrangement, however the removal of vegetation at this location will improve visibility.

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