

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

Applicant: MR J TAFF
C/O AGENT

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0266

Date: 13-MAY-2021

Date Received: 23-APR-2021

Road No: A0523

Particulars of Development:

DEMOLITION OF PUBLIC HOUSE AND ERECTION OF 5NO. DWELLINGS

Location of Development:

FLYING HORSE INN 130 ASHBOURNE 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 No individual plot or plots on the development hereby permitted shall be brought into use until the access/es to that or those individual plot has/have been completed.
- 2 The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access from A523 Ashbourne Road outside plot 1, to footway with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.
- 3 The development hereby permitted shall not be brought into use until details of the reinstatement of that part of the existing site access (off Prospect Road part of which will form access to plot 4) with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. That part of the existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.
- 4 The development hereby permitted shall not be brought into use until the accesses, parking and turning areas (turning areas for plots 1 to 3) have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
- 5 Nothing shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 900mm in height above the adjacent carriageway level on the frontage of the development. Anything that is greater than 900mm in height within 2.4m of the adjacent carriageway shall be immediately removed.
- 6 The development hereby permitted shall not be brought into use until the access drives rear of the public highway have been surfaced and thereafter maintained in a bound and porous material (or bound and drained on SUDS principles) 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 accesses shall thereafter be surfaced in accordance with the approved details.
- 7 The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority (if porous surfacing or SUDS are not proposed).

REASONS

- ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.
- 2,3 To avoid a proliferation of overlong and redundant access crossings.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The dropped crossings to the site shall be constructed in accordance with the submitted drawing 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/>

The existing access crossing off Ashbourne Road and that part of the existing dropped crossing from Prospect Road not required for the proposed access width shall be reinstated to footway with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact 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)

NOTES TO PLANNING OFFICER

The proposed access point to parking area for plots 1 to 3 is approximately 25m from the junction with Ashbourne Road. As vehicles will be required to slow down for the junction, this level of visibility will be reasonable.

There is an existing access point to the pub off Ashbourne Road which will be redundant should this development be permitted. To avoid any confusion this access point will need to be reinstated to footway with full height kerb in the interests of highway and pedestrian safety.

Similarly only part of the existing access off Prospect Road will be required for access to plot 4. That part not required for the access to plot 4 will need to be reinstated to footway with full height kerbs.

Conditions are recommended above to deal with surfacing and surface water drainage. Drainage of drives, parking areas and roofs should be considered and provided on SUDS principles such as by directing flows to grassed areas/borders, soakaways or natural aquifer SUDS products.

Current records show that there were no Personal Injury Collisions on Pickwood Avenue or Ashbourne Road or Prospect Road within 50m either side of the proposed accesses in the previous five years.

Site visited 28/04/2021

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