

To: Staffordshire Moorlands, DCMStaffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ**Applicant:** MR AND DR D AND C HAMILTON AND
CRAVEN
C/O AGENT
SK27BQ**Application Type:** FULL**Officer:** David Plant**Application No:** SMD2021/0231**Date:** 10-MAY-2021**Date Received:** 22-APR-2021**Road No:** C0094**Particulars of Development:**DEMOLITION OF DISUSED INDUSTRIAL BUILDINGS; ERECTION OF 4 DETACHED HOUSES, AND RE-
LOCATION OF SITE ACCESS**Location of Development:**ADDERLEY MILL ADDERLEY
CHEADLE**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 development hereby permitted shall not be brought into use until the visibility splays shown on plan 1487-08 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- 2 The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as verge.
- 3 The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
- 4 The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
- 5 Before the proposed development is brought into use, the bin store to store bins on collection day to avoid obstruction of the access, shown on drawing 1487-08 shall be provided and thereafter retained for the life of the development.
- 6 The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

REASONS

- ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.
- 2 To avoid a proliferation of redundant accesses.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The construction of the bellmouth shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>

NOTES TO PLANNING OFFICER

Pre application discussions have been held between the applicants agents and highways. Visibility splays do not meet current standards. However, the site was formerly a industrial site with and existing access point. The existing access has good visibility to the south, but to the north, only 2.4mx6m was available.

Relocation of the access to the proposed point reduces visibility to the south but significantly increases visibility to the north.

Speed limit on Trimpos is 60mph. At pre app, speed survey results were submitted which demonstrated 85th percentile speeds of 41.8 mph northbound and 41.9 mph southbound.

Relocation of the access point to improve visibility to the north and permanent closure of the existing access are overall improvements to highway safety.

Garage to plot 1 does not meet standards to accommodate 2 vehicles. However, at 6m deep x 5.2m wide it is adequate to accommodate a single vehicle. As there are two external spaces, parking provision for plot is in accordance with standards.

Garage to plot 2 at 5.8m deep x 3.1m wide does not meet standards to count as a parking space. However, three external spaces are provided, meeting parking standards.

Garage to plot 3 at 6m deep x 3m wide does meet standards.
There is adequate parking for plot 4.

Current records show that there were no Personal Injury Collisions on Trimpos within 215 m either side of the property access 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**