

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

Applicant: MR COLIN HIGGINS
CHEDDLETON ROAD
LEEK
ST135QZ

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0253

Date: 17-MAY-2021

Date Received: 28-APR-2021

Road No: A0520

Particulars of Development:

ERECTION OF A DETACHED DWELLING WITHIN GARDEN AREA OF SANDYBROOK HOUSE FOLLOWING GRANT OF PREVIOUS OUTLINE AND RESERVED MATTERS APPROVAL,

Location of Development:

SANDYBROOK CHEDDLETON ROAD

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 access to the site has been completed.
- 2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge in accordance with the approved plans.
- 3 Any gates shall be located a minimum of 5m rear of the carriageway boundary and shall open away from the highway.
- 4 The development hereby permitted shall not be brought into use until the parking and turning areas 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 The development hereby permitted shall not be brought into use until details of the 2.4mx43m to the east along Sandybrook Lane and 2.4mx24m to the west (to the tangent point on A520 Cheddleton Road) visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being first brought into use.

REASONS

- ALL** To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Land ownership is to the carriageway edge. S184 notice is not required. However, highway kerbs do need to be lowered which will involve work on the highway. 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

Available visibility is currently good. However, as applicants land ownership has recently been extended, much of the required visibility splays will sit within the applicants land. Condition above is intended to define and safeguard visibility splays.

Current records show that there were no Personal Injury Collisions on Sandybrook Lane or A520 Cheddleton Road within 50m either side of the property access in the previous five years.

Relocating the access towards the junction (when compared to SMD/2014/0480 and SMD/2017/0421) improves visibility along Sandybrook Lane.

Vehicles at the junction will be slowing to negotiate the junction. Visibility towards the junction will be reasonable.

Site visited 12/05/2021

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