

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

Applicant: MR & MRS S JONES
455 NEW STREET
BIDDULPH MOOR
ST87LP

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0270

Date: 17-MAY-2021

Date Received: 27-APR-2021

Road No: C0355

Particulars of Development:

OUTLINE PERMISSION WITH DETAILS OF ACCESS, LAYOUT & SCALE (ALL OTHER MATTERS RESERVED)
FOR THE CONSTRUCTION OF ONE DWELLING

Location of Development:

455 NEW STREET
BIDDULPH MOOR

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 parking and turning areas for existing and proposed dwellings have been provided in accordance with the approved plan P226-201 as a minimum. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
- 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 material for a minimum distance of 5m back from the site boundary.

REASONS

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

NOTES TO PLANNING OFFICER

Two parking bays are shown in front of the proposed dwelling, both parallel to the dwelling. The current layout allows only 2.5m to the rear of the parking bay closest to the dwelling. In practice, users of these spaces will likely park at an angle such that manoeuvring into and out of the spaces using the turning area will still be possible.

It is noted that the area in front of the existing dwelling is surfaced and available for parking and turning.

Current records show that there has been one personal injury collisions (PIC) on New Street within 50 metres either side of the access in 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.

Site visited 12/05/2021

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