

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

Applicant: MR A PARER
CHURCH LANE
ENDON
ST99HF

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0227

Date: 18-MAY-2021

Date Received: 05-MAY-2021

Road No: C0202

Particulars of Development:

PROPOSED SINGLE STOREY REAR EXTENSION, FORMATION OF NEW WINDOW OPENING TO REAR ELEVATION, REPLACEMENT OF EXISTING WINDOWS, PROPOSED DETACHED OUTBUILDING, PROPOSED NEW VEHICULAR ACCESS AND MINOR ALTERATIONS TO EXISTING AGRICULTURAL ACCESS

Location of Development:

ENDON BANK FARM CHURCH LANE
ENDON

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 27/04/2021
2. Personal Injury Collisions; Current records show there were no Personal Injury Collisions on High View Road within 50 metres either side of the property access for the previous five years.
3. Background;
The property is located on High View Road (Road No. D1229) an unclassified road, subject to a 30mph speed limit and benefits from streetlights.
4. Description of Proposal;
Proposed single storey rear extension, formation of new window opening to rear elevation, replacement of existing windows, proposed detached outbuilding (garage), proposed new vehicular access and minor alterations to existing agricultural access.
5. Comment;
It is noted that a Public Right of Way footpath (PROW Endon and Stanley 78) is within the site and Staffordshire County Council Public Rights of Way Team have made comment with regards to the proposal. Currently access to the property is via the agricultural access track. This agricultural access will remain and a new vehicular access to the proposed garages forms part of this application and is detailed in Drawing Ref: P192 – 214 Rev B. Visibility to the right and the left of the proposed access is acceptable given the speed limit and nature of the road. The proposed parking/turning area and double garage can accommodate parking for a property of this size. The intended placement of setts along the grass verge (service strip) is noted. The verge (service strip) will contain utility plant which can be accessed by Statutory Undertakers for any reason at any time.

The proposals are considered not to have a detrimental impact on the highway and therefore I have no objection to the proposal subject to the following conditions;

1.The development hereby permitted shall not be brought into use until the access and parking/turning areas have been provided in accordance with Drawing Ref: P192 – 214 Rev B and shall thereafter be retained for the lifetime 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 as detailed in the submitted Drawing Ref: P192 – 214 Rev B and shall thereafter be retained for the lifetime of the development.

REASONS

To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The works required within condition 1 will require the relevant permit from our Network Management Section. 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, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Note to Planning Officer:

It is noted that the Public Footpath Endon and Stanley 78 runs through the proposed site. The Staffordshire County Council Public Rights of Way Officer's comments are below;

If the stile is to be re-instated then I do not have any comment to make. The footpath runs along the track anyway so the gate must be kept unlocked and operational at all times to allow people access. We have previously received an enquiry from a path user who found the gate to be locked and they were unable to access the path. If the gate is locked again then we have powers to take formal action.

The grass verge being a service strip and having utility plant within can be accessed by Statutory Undertakers for at any reason at any time and will not reinstate the setts. The applicant should be advised of this.

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