

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

Applicant: MR J BETTANEY
CAVERSWALL
COMMON LANE,
CAVERSWALL
ST119EU

Application Type: OUTLINE

Officer: Tracey Lunn

Application No: SMD2021/0190

Date: 02-JUN-2021

Date Received: 01-MAY-2021

Road No: D1174

Particulars of Development:

REDEVELOPMENT OF PREVIOUSLY DEVELOPED SITE FOR ERECTION OF UP TO 6NO. BUNGALOWS
(OUTLINE WITH ALL MATTERS RESERVED)

Location of Development:

GRAVEL BANK FARM CAVERSWALL COMMON LANE
CAVERSWALL

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 Carried Out on 20/05/2021
2. Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Caverswall Common Lane within 215 metres of the property access for the previous five years.
3. Background;
The property is located on Caverswall Common Lane (Road No. D1174) an unclassified rural road that connects Roughcote Lane (Road No. D1183) with Sheepwash (Road No. D1173). It serves a number of residential and agricultural properties and is subject to a 60mph speed limit.

Previous applications;
SMD/2018/0003 - Outline permission with all matters reserved for redevelopment of commercial nursery/garden centre involving demolition and removal of all buildings on site and construction of dwelling.
SMD/2017/0579 – Outline permission for redevelopment of commercial nursery/garden centre involving demolition and removal of all buildings on site and construction of dwellings.
All applications were acceptable to the Highway Authority
4. Description of Proposal;
Redevelopment of a previously developed site for construction of up to 6no. bungalows (outline with all matters reserved)

REASONS

To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

To avoid a proliferation of redundant accesses

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 219 private road exemption under the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

The construction of the access shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Minor Works Information Pack and an application form for the Minor Works Agreement. 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/>

NOTE TO PLANNING OFFICER

The application is outline with all matters reserved. However, the red line is drawn precisely around a revised access location. I have recommended visibility conditions based on this access location.

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