

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

Applicant: MR J WILSHAW
C/O AGENT
DAISYBANK HOUSE BUSINESS CENTRE
17-19 LEEK ROAD
CHEADLE
ST101JE

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0174

Date: 11-JUN-2021

Date Received: 24-MAY-2021

Road No: C0238

Particulars of Development:

ERECTION OF DETACHED DWELLING WITH DEMOLITION OF STRUCTURES AND BUILDINGS

Location of Development:

LAND AT
TEANFORD MILL BREACH LANE
UPPER TEAN

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 details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

REASON

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

NOTES TO PLANNING OFFICER

The red line access route through the site is convoluted and tight in places. It is not clear if this access route will be clearly defined with boundary treatments or if its a theoretic indicative route. This should be clarified.

In either case, consideration should be given to how larger vehicles - construction vehicles, removal vehicles will access the site.

From the junction with Breach Lane, the access is private.

Application is full. However, the site plan does not show parking or turning arrangement or garden or landscaping arrangements. Condition above seeks clarification of parking and turning provision.

Current records show that there were no Personal Injury Collisions on Breach Lane within 115 m either side of the property accesses in the previous five years.

Site visited 09/06/2021

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