

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

Applicant: MR & MRS MOSS
CAPRI
GALLOWS GREEN
ALTON
ST104BN

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0089

Date: 15-JUL-2021

Date Received: 30-JUN-2021

Road No: B5032

Particulars of Development:

OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR A RESIDENTIAL DEVELOPMENT

Location of Development:

CAPRI GALLOWS GREEN
ALTON

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

- 1 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - Layout and disposition of dwellings
 - Access point;
 - Provision of parking, turning and servicing within the site curtilage;
 - Means of surface water drainage
 - Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.
- 2 The development hereby permitted shall not be commenced until details of the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority
 - widening or otherwise improvement of Allotment Lane

The off-site highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
- 3 The development hereby permitted shall not be commenced until details of the following works have been submitted to and approved in writing by the Local Planning Authority
 - Provision of footway on entire Denstone Lane frontage;
 - details of pedestrian connectivity to the existing footway network;
 - access bellmouth;

The works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
- 4 The development hereby permitted shall not be commenced until details of the 2.4mx43m visibility splays at the site access 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 brought into use.

- 5 The development hereby permitted shall not be commenced until details of the 2.4mx43m visibility splay from Allotment Lane across the frontage of the site 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 brought into use.

REASONS

- ALL To comply with NPPF paragraph 108; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

- 2 To improve highway safety

To comply with SMDC Local Plan Policy T and T2; in the interests of pedestrian safety and to encourage alternative forms of transport.

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 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

The conditions requiring off-site highway works may require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

The adjacent Allotment Lane is narrow and has poor visibility onto Denstone Road. Measures to improve Allotment Lane including to provide visibility should be included in a reserved matters application.

I would welcome discussions with the applicant and/or agent on internal layout and potential improvements to Allotment Lane

Application is outline with all matters reserved. However, indicative drawing shows pedestrian accesses of three plots directly onto Denstone Lane close to a bend and a junction with restricted visibility. This needs to be reconsidered at REM stage.

Current records show that there were no Personal Injury Collisions on B5032 Denstone Lane within 50m either side of the property access in the previous five years.

This is an outline application with all matters reserved. The submitted indicative plan is taken as purely indicative, accordingly the internal layout and access to individual plots has not been assessed in detail and will be considered fully at reserved matters stage.

The detailed layout to be submitted at reserved matters stage should benefit from the following:

- the use of shared surface streets in accordance with the principles outlined in Manual for Streets.
- good internal and external pedestrian connectivity.
- access width of 5m;
- parking provision to comply with Local plan standards and be of sufficient geometry for example a width of 3.0m if hard up against a boundary to aid vehicle manoeuvring.
- swept path analysis to cater for a 12.0m long refuse vehicle or as confirmed by refuse collection authority.

Site visited 07/07/2021

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