

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

Applicant: ST MODWEN HOMES
MR PETER HAYWARD
TURLEY
9,BIRMINGHAM
B32BJ

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0370

Date: 19-JUL-2021

Date Received: 01-JUL-2021

Road No: A521

Particulars of Development:

DEVELOPMENT OF 11 NO. RESIDENTIAL DWELLINGS (USE CLASS C3) AND ASSOCIATED WORKS COMPRISING INTERNAL ACCESS ROADS, PARKING AND HARD AND SOFT LANDSCAPING, INCLUDING ALTERATIONS TO AND THE REPLACEMENT OF 23 NO. RESIDENTIAL DWELLINGS APPROVED UNDER FULL APPLICATION REF: SMD/2018/0790

Location of Development:

LAND SOUTH EAST OF A521 A50 BLYTHE BRIDGE BYE PASS
BLYTHE BRIDGE

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 individual accesses, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
- 2 Any driveways or private drives that fall towards the proposed adopted highway shall be fitted with drainage interceptors immediately to the rear of the highway boundary outfalling to surface water drainage or drained to SUDS principles.
- 3 The Travel Plan which is hereby approved shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this consent.
- 4 No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) a site compound with associated temporary buildings;
 - ii) the parking of vehicles of site operatives and visitors;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) wheel wash facilities;
 - vi) mechanical road sweeper for existing carriageway;

REASONS

- ALL To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.
- 3 To comply with SMDC Local Plan Policy T1 and T2

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.
Where access connects to subsequent phases of development, adoption shall be up to the boundary.

NOTES TO PLANNING OFFICER

It is noted from the covering letter that this application is intended to be implemented alongside SMD/2018/0790. However, it is also noted that this is intended to be a standalone application, hence conditions above which replicate those relevant conditions recommended for SMD/2018/0790.

The Travel Plan referred to above is intended to be part of the travel plan to implemented under SMD/2018/0790 and to operate as a whole, not to be a separate travel plan for 11 dwellings.

Similarly, the CMS recommended above is intended that these 11 dwellings fall under the CMS for the previously approved wider site. It is not intended that a separate, different CMS be submitted.

The Section 7 technical approval and S38 Agreement should also be incorporated into the existing S7/S38 for the wider site if the adoption arrangement is in anyway altered by this approval.

The site access has been constructed under S278 Agreement as part of SMD/2018/0790. This provides a safe and reasonable access to the development.

The submitted Transport Assessment is not required for 11 dwellings, particularly as this proposal constitutes a reduction from 23 dwellings approved under SMD/2018/0790

Proposed dwellings are 2 and 3 bed dwellings. Proposed parking provision exceeds that required under Local Plan standards.

Current records show that there were no Personal Injury Collisions on A521 Uttoxeter Road between the site access and the entry splay of the A50 roundabout and within 215m to the east of the development access in the previous five years.

It is noted that there have been collisions at the A50/A521 roundabout. As this junction on the A50 is a strategic route with high levels of traffic, the development is unlikely to exacerbate any existing safety issue.

Site visited (access route) 07/07/2021

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