

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

Applicant: MR KEITH CARDER
CRESSWELL LANE
DRAYCOTT
ST119AF

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0301

Date: 22-JUL-2021

Date Received: 12-JUL-2021

Road No: C0013

Particulars of Development:

CONVERT TWO EXISTING TENNIS COURTS TO FORM TWO COVERED PADEL TENNIS COURTS AND ONE MINI TENNIS PRACTICE AREA WITH ADDITIONAL PARKING SPACES AND USING EXISTING ACCESS FROM ROAD.

Location of Development:

DRAYCOTT SPORTS CENTRE LTD CRESSWELL LANE
DRAYCOTT IN THE MOORS

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 2.4m x 43m visibility splays at the proposed access to the development 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 maintained for the life of the development.
- 2 The access works of the development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority
 - details of the access improvement including size and extent of existing access crossing; dimensions of proposed access and relationship with existing access; construction detail of proposed access within the highway; gradient of the access;
 - details of retaining wall within highway;The 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 brought into use until the access, 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.
- 4 Any gates shall be located a minimum of 5m rear of the carriageway edge and shall open away from the highway.

REASONS

- ALL To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.
- 2 To define the proposed works within the highway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The extended dropped crossing to the site shall be constructed in accordance with details to be submitted and with SCC requirements. 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, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The construction of the retaining wall within the highway shall 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

While the Highway Authority raises no objection to the proposal, a retaining wall is shown within the highway. The owner of the retaining wall will be required to take responsibility for the retaining wall and be liable for future maintenance and any claims made relating to the retaining wall. A licence under S50 Highways Act 1980 is required for private structures within the highway. Details are available at [http://www.staffordshire.gov.uk/transport/staffshighways/licences/Private-Apparatus/InstallationofPrivateApparatus\(Section50Licence\).aspx](http://www.staffordshire.gov.uk/transport/staffshighways/licences/Private-Apparatus/InstallationofPrivateApparatus(Section50Licence).aspx)

NOTES TO PLANNING OFFICER

The applicant states that the existing gate has been used for occasional site maintenance. At the time of my site visit the access was overgrown to the same extent as the verge on either side of the access point and gate could not be opened without maintenance on the access and gate itself. The access is not surfaced and there is no evidence of recent use. It is not clear what type of maintenance vehicle would use this access.

Nonetheless, there are existing dropped kerbs close to the point of the proposed access, though they are not defined on any drawing. There is a small gap in the hedgerow, though the proposed drawing refers to hedgerow being cut back to form entrance. Access will need to be enlarged and improved.

Condition above requires details to be submitted prior to commencement of any works to the access. Drawing 2109-09 001 B shows the proposed access not connecting to the existing kerbline apart from a line heading to the south which extends into the carriageway. It is not clear what this is intended to show. This needs clarification before commencement of works.

The existing access is not shown on any drawing.

The proposed courts and car park are dimensioned, but the access is not.

A retaining wall is shown on the GA extending into the highway. There are no details of this in the application. Agreement with SCC as Highway Authority will be required prior to commencement of works. Licence will be required for a private structure in the highway.

Maximum gradient of 1 in 40 is required within the highway, 1 in 15 thereafter.

No information is included on the construction detail of the access other than 'tarmac surface' in the application form.

Condition will be dischargeable on confirmation that Highway Works Agreement has been entered into.

The verge around the existing car park access is well maintained but this stops abruptly just before the proposed access.

Visibility splay will need to be provided and maintained. Vegetation on the verge will need to be kept down.

Proposal involves replacement of two existing tennis courts with 3 courts - 2 x padel tennis courts and a mini tennis court.

Proposal also involves an increase of 14 parking spaces.

Technically only an additional two spaces are required. Proposal will more than offset any increased demand for parking.

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

Site visited 16/07/2021

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