

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

Applicant: MR JOHN SIMMS
STOKE ON TRENT
ST101LZ

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0393

Date: 23-JUL-2021

Date Received: 08-JUL-2021

Road No: D1349

Particulars of Development:

OUTLINE APPLICATION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR THE ERECTION OF 2 DETACHED HOUSES

Location of Development:

LAND OFF QUARRY BANK
HOLLINGTON

Refusal

Recommendations: This application should be refused for the following reasons:-

- 1 Insufficient information
- 2 The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of the existing access which affords restricted visibility for drivers emerging from the access.
- 3 The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of the existing Quarry Bank/Main Road junction which affords restricted visibility for drivers emerging from the access when looking to the east.

REASONS

- ALL In conflict with NPPF 2021 Paragraph 110; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- details of the proposed access;
- maximum achievable visibility splays at the access;
- visibility improvement at Quarry Bank/Main Road junction across the frontage of the site to minimum 2.4mx43m;

are included in the application.

NOTES TO PLANNING OFFICER

Application is in outline with only access to be determined. However, the site plan is effectively a close up of the location plan. There are no details of the proposed access in the application other than a note stating 'Proposed access drive to be hard paved and determined at detailed planning application stage'. As access is to be determined at this stage, this note is incorrect and falls short of the level of detail required to determine access.

Visibility at the existing access is restricted. If use is to be intensified by residential development, this will need to be improved. There is no reference to visibility or proposals to improve. Existing access is close to the existing junction. Visibility must be considered.

Similarly, visibility at the Quarry Bank/Main Road junction is restricted by vegetation and boundary treatment on the blue line frontage of the site. This will need to be improved.

There are trees and mature hedge on the frontages. These are not shown on the plans. These will affect visibility and effect of them on visibility must be clear.

Site visited 21/07/2021

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