

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

Applicant: MG & SM HOLDEN
1 WILLOW ROW
LONGTON
ST32PU

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0454

Date: 23-JUL-2021

Date Received: 13-JUL-2021

Road No: C0187

Particulars of Development:

OUTLINE APPLICATION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR AN ERECTION OF UP TO 4 SINGLE-STOREY DWELLING HOUSES WITH ASSOCIATED ACCESS, LANDSCAPING AND SERVICING

Location of Development:

LAND OFF CLEWLOWS BANK
BAGNALL

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 visibility splays shown on plan ref. no 1924_P03E have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- 2 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:
 - Provision of parking, turning and servicing within the site curtilage;
 - Means of surface water drainage
 - Surfacing materials
 - drainage interceptor on highway boundary;
 - Layout and disposition of buildings;

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.
- 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
 - widening of the footway on the site frontage to generally 1.8m
 - improvements to the existing access

The works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
- 4 Any garages shall have minimum internal dimensions of 3m wide x 6m long

REASONS

- ALL To comply with NPPF 2021 Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.
- 3(i) To comply with SMDC Local Plan policy T1; to provide adequate facilities for pedestrians

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The condition requiring improvements to the access and footway works shall require a Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a link to a Highway Works Information Pack and an application form for the Works Agreement. 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/>

NOTES TO PLANNING OFFICER

Proposal is for 4 dwellings served off an existing access point. Included in the application are proposals to improve the access and provide increased visibility splays which will benefit highway safety and improve access for all users of the existing access.

A widening of the footway on the frontage is recommended as a condition to improve facilities for pedestrians.

The existing access is in current and regular use.

Current records show that there were no Personal Injury Collisions on Clewlow's Bank within 120m either side of the property access in the previous five years.

Site visited 23/07/2021

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