

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

**Applicant:** MR & MRS ADAMS-FOSKETT  
DRAYCOTT ROAD  
UPPER TEAN  
ST104JJ

**Application Type:** RESERVED MATTERS

**Officer:** David Plant

**Application No:** SMD2021/0467

**Date:** 26-JUL-2021

**Date Received:** 15-JUL-2021

**Road No:** C0109

**Particulars of Development:**

APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING SMD/2020/0342

**Location of Development:**

BANK VIEW (ADAMS) DRAYCOTT ROAD  
UPPER TEAN

**Conditional**

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**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 parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

**REASONS**

To comply with NPPF 2021 Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

**NOTES TO PLANNING OFFICER**

Access is not dimensioned at any point. However, scaling from the drawing, access is initially approx 5m for approx 40m which is positive and acceptable for a single dwelling. Access then turns sharply to the left and narrows significantly, though scales at approx 3m. After approx 30m access turns sharply to the right and seemingly narrows further. The width of this is not stated and width of red line partially obscures, but assuming the black lines are the boundary, access still scales at 3m width. Careful consideration of boundary treatments will be required.

Initial width of 5m provides space for vehicles to pass and there is intervisibility between the start and end points of the 5m wide section.

Minimum width of 3m is adequate for a single dwelling. However, due to the length and alignment of the access, fire service should be consulted to ensure adequacy of the proposed access.

It is not clear that delivery vehicles have been considered in the design of the access where it leaves the existing surfaced former access to the adjacent nursery. An overall length of approx 130m would likely require delivery vehicles to drive onto the property. Reversing out is not practical. Adequate turning area, potentially for delivery/removal vehicles should be considered.

The existing access off Draycott Road is the best and only practical point of access to this site. Visibility at this access is in excess of the minimum requirement for a road subject to 40mph speed limit.

The applicants should satisfy themselves that the proposed access beyond this point will be of adequate dimension to serve and service the dwelling.

Boundary treatments are not stated. It would be preferable for the access to remain open and without enclosure to maintain an open aspect and allow for occasional overrunning. However, if boundary treatment is required it should not hamper access.

Existing access provides access to an existing dwelling and is in current and regular use.

Access provides direct pedestrian to Draycott Road which leads into Upper Tean approx 1km away.

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

Site visited 21/07/2021

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