

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

Applicant: MRS C JACKSON
ROB DUNCAN PLANNING
CONSULTANCY
LICHFIELD
WS137DL

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0465

Date: 02-AUG-2021

Date Received: 15-JUL-2021

Road No: D1095

Particulars of Development:

ERECTION OF 1NO. HOLIDAY CABIN, INSTALLATION OF GROUND MOUNTED PHOTOVOLTAIC PANELS AND FORMATION OF VEHICULAR ACCESS

Location of Development:

LAND OFF STILE HOUSE LANE
LEEK

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 2.4mx77m to the south east and 2.4mx47m to the north west visibility splays 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 provided in accordance with the approved plan prior to the development brought into use.
- 2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with the approved plans.
- 3 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.
- 4 Gates shall be set back a minimum of 5m rear of the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The gates shall thereafter be retained in the approved position for the life of the development.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access shall be surfaced in a bound material for 5m rear of the carriageway edge in accordance with the submitted drawing. This will require work in the highway. Please note that prior to the surfacing works taking place you require a Permit to Dig. Please contact 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)

NOTES TO PLANNING OFFICER

The proposal involves use of an existing field access. The Planning Statement states that there is good visibility in both directions. However, at my site visit, visibility at 2.4m setback was restricted by a hedge to the south east and weeds and vegetation to the north west.

Visibility splays are recommended as condition above. 77m to the southeast is to the tangent point of the bend in the road. In effect, most of this splay is within the carriageway and will only require the cutting back of a short length of hedge immediately adjacent to the access.

47m to the north west will require the cutting back of weeds and vegetation in the verge.

Adequate parking and turning is proposed. It is highly unlikely that there will be any parking on the highway.

Application title includes '....and formation of a vehicular access'. This response is based on the access being the existing field access point.

Current records show that there were no Personal Injury Collisions on Stilehouse Lane within 215m either side of the field 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**