

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

Applicant: MR R DAWSON
FOREFRONT DEVELOPMENT
CONSULTING LTD
4 RIDGE HOUSE
FESTIVAL PARK
ST15SJ

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0479

Date: 06-AUG-2021

Date Received: 22-JUL-2021

Road No: C0187

Particulars of Development:

APPLICATION FOR OUTLINE PLANNING PERMISSION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR A PROPOSED DETACHED DWELLING

Location of Development:

LAND OFF STANLEY ROAD
STOCKTON BROOK

Refusal

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

- 1 Application fails to demonstrate that it is possible to construct an access in the position indicated on the submitted plan that would allow the requisite visibility splays to be provided within land under the applicant's control.

REASON

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

NOTES TO PLANNING OFFICER

Submitted drawing 21-120-02 shows 'Hedge relocated' but it does not give dimensions. Conversely, the D&A (section 4) states the roadside hedge can be largely retained. Both cannot be correct. Any visibility splay would likely affect the entire hedge.

Drawing 21-120-02 also includes lines and a note 'vision splay' but neither the X nor Y distance are stated and the lines seem to terminate at unspecified points in the carriageway.

C140 Stanley Road is subject to 40mph speed limit. Visibility splay requirement for 40mph is 2.4m x 120m. It is not clear that this can be achieved on the frontage or the extent to which the protected trees will affect the required visibility splay.

There are no pedestrian facilities.

Site visited 04/08/2021