

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

Applicant: REANEY
RUDBROOK LIMITED
LEEK
ST138SL

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0469

Date: 04-AUG-2021

Date Received: 19-JUL-2021

Road No: A0052

Particulars of Development:

RESUBMISSION OF THE PREVIOUSLY REFUSED APPLICATION SMD/2021/0133 FOR THE CONSTRUCTION OF 3NO, TWO STOREY, DETACHED HOUSES IN PLACE OF THE 2NO DORMER BUNGALOWS PREVIOUSLY APPROVED UNDER SMD/2019/0452

Location of Development:

LAND EAST OF SANDFIELDS KINGSLEY ROAD
CELLARHEAD

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 full details of the proposed vehicle access crossing, including dimensions, have been submitted to and approved in writing by, the Local Planning Authority. The access crossing shall thereafter be completed in accordance with the approved details and prior to the first use of development.
- 2 The development hereby permitted shall not be brought into use until the visibility splay of 2.4mx105m to the east and 2.4mx67m to the west indicatively shown on plan 21/615/04 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.
- 3 No works to construct the access shall be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority
 - relocation of the existing streetlight away from the proposed access point;the highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
- 4 The development hereby permitted shall not be brought into use until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:
 - replacement, relocation, raising and/or reconfiguration of the Advance Direction Sign currently in the visibility splay to the west of the access on replacement posts;
 - treatment of widened footway in areas where footway is shown as being widened to accommodate the visibility splays;The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
- 5 The hedge on the frontage of the overall site shall be maintained in line with the rear of the footway such that it does not grow over the footway.
- 6 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

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| ALL | To comply with NPPF 2021 Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety. |
| 3,4 | To safeguard highway features |
| 1,2,4 | To provide and maintain visibility |
| 6 | To comply with SMDC Local Plan policy T1 and T2; to improve conditions for pedestrians. |

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with drawings to be submitted and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. 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/>

The condition requiring alterations to the Advance Direction Sign and widened footway shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales. <https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorkAgreements.aspx>

The lighting column in the access will need to be relocated by SCC PFI contractor Eon. It may be that adjacent columns will also need to be relocated to provide adequate street lighting coverage. This will be at the developers expense and extent of works should be established at an early stage.

Works must be carried out by SCC PFI contractor Eon. Please contact lightingforstaffordshire@eonenergy.com

NOTES TO PLANNING OFFICER

Speed limit of A52 at the access point is 50mph

The speed survey was submitted with SMD/2019/0452 and drawings demonstrate that there is adequate frontage to provide a 67m visibility splay to the west.

The hedge on the frontage of the existing Sandfields is included in the 67m where it overgrows the footway. This will also improve visibility for users of the existing access.

At Committee meeting for SMD/2021/0133 members questioned highway response and the safety of the proposed access. However, no evidence was put forward for this. The proposed visibility improvements were not discussed. The committee has previously approved this access point under SMD/2019/0452 for 2 dwellings.

To further explain reasons for highway recommendation -

To the south east visibility splay is stated and conditioned as being 2.4mx105m. This is measured from the centre line of the access to a point 105m to the south east where the visibility splay line meets the kerbline at a tangent. This line provides the greater visibility by defining a more acute line in the immediate vicinity of the access and safeguards visibility by restricting height and/or line of the front boundary wall. However, the actual absolute visibility splay line passes into the carriageway and continues until it meets the kerbline at a second point (due to the alignment of the carriageway) approximately 257m from the access. By way of comparison, visibility splay required for 50mph is 2.4mx160m. Clearly, the available visibility is greater than would be required even if speed survey had not been carried out.

The speed survey carried out for SMD/2019/0452 measured speeds of 41mph westbound. Clearly the available visibility splay is well in excess of the minimum technically required.

To the north west, the speed limit changes from 50mph to 30mph. The speed limit terminal signs are approximately 71m from the proposed access centreline.

Visibility splay to the north west is shown and conditioned at 67m measured to Manual for Streets 1 (MfS 1) specification. A difference of 4m could not be considered as having a severe effect when vehicles at the 30mph sign should be travelling at 30mph and the technical visibility splay for 30mph is 43m.

Further, if the visibility were to be measured to the MfS2 specification, to the nearside edge of the vehicle track within the carriageway, visibility could be stated as 2.4mx72m which would extend into the 30mph area and would be equally valid (and technically the same line).

The speed survey carried out for SMD/2019/0452 measured speeds of 29mph eastbound. Clearly the available visibility splay is well in excess of the minimum technically required.

This detailed information is provided to demonstrate to and provide comfort to the committee that Highways have fully considered the safety of the proposed access, as is always the case, and that safe and reasonable access can be provided for this development.

The committee may be of the view that 3 x 4 bedroomed 2 storey houses are a different scale and proposition to 2 x 4 bedroomed dormer bungalows, but the access point is the same and is equally safe and reasonable for either development.

There is an existing streetlight at the access point which is still not shown on the drawings. This will need to be replaced and relocated by Eon.

Relocation to the apex of the entrance wall to the east of the proposed access is most likely, but this should be discussed with Eon at an early stage.

Condition will be discharged on confirmation that Eon have accepted and approved proposals.

There is an existing ADS sign on the frontage of the site which obstructs the required visibility splay. This is still not shown on the drawings. This will need to be relocated or raised or the sign face redesigned and raised (all on new posts) to incorporate the additional sign below the main face.

Highway works agreement should be commenced at the earliest opportunity to ensure developers timescales are more likely to be met.

Condition will be discharged on confirmation that highway works agreement is approved.

Drawing 21/615/04 shows footway being widened. This will require approval from SCC as highway authority to adopt the widened footway. Condition seeks clarification of proposals.

Condition will be discharged on confirmation that highway works agreement is approved.

Submitted drawing shows a wide access but still show no details of how wide the dropped kerb will be at the carriageway edge. Condition above seeks clarification of this.

Proposal is for 3 dwellings. 4 bed dwellings are proposed. Garages are shown but there is adequate space in the parking area of each dwelling to accommodate 3 vehicles in accordance with parking standards.

Public Right of Way crosses the site. SCC Rights of way should be consulted for their view.
ecu.consultations@staffordshire.gov.uk

Current records show that there were no Personal Injury Collisions on A52 Kingsley Road within 160m either side of the property access in the previous five years.

Site visited 30/07/2021

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