

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

Applicant: MR MARK SWINSON
CHURNET VIEW ROAD
STOKE ON TRENT
ST103AE

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0549

Date: 16-SEP-2021

Date Received: 02-SEP-2021

Road No: D1359

Particulars of Development:

OUTLINE PERMISSION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR THE ERECTION OF A 2 - BEDROOM BUNGALOW

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Location of Development:

KIRK HOUSE MALTHOUSE ROAD
ALTON

Refusal

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

- 1 Insufficient/conflicting information
- 2 The traffic generated by the proposed development would be likely to result in an increase in highway danger owing to increased use of the existing access which affords restricted visibility for drivers emerging from the access.

IMPORTANT INFORMATION TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- improvement of access;
- provision of visibility at the access

are included in the application

NOTES TO PLANNING OFFICER

Application is in outline with access to be determined. Drawings are lacking in detail of the access.

Paragraph 2.3 of the D&A states that the access is to be improved.

Paragraph 5.1 also states that the application seeks to improve the access.

As access is to be determined and the access is proposed to be improved, details of this would be expected to be included in the application. However, no details are included.

Paragraph 3.12 states that at this stage there are no detailed matters to be considered. As access is to be determined, this is incorrect.

To the north of the access, there is a 1.4m high wall with tall mature hedge above. Wall will need to be reduced in height and the hedge removed and replanted set back.

The red line appears to be drawn tightly around the access. Additional land will be required.

Site visited 15/09/2021

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