

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

Applicant: MR LEE DOYLE
THE DAIRY
HOLLINGTON ROAD
FREEHAY
ST101RE

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0540

Date: 27-SEP-2021

Date Received: 27-SEP-2021

Road No: C0009

Particulars of Development:

ACCESS THROUGH AN ESTABLISHED GATE OPENING ON DALEBANK ROAD OPEN TO THE PROPERTY BOUNDARIES AND CREATE A TRACK DRIVE IN KEEPING WITH THE AREA TO THE PROPERTY. REVISED DRAWING RECEIVED 27/09/2021

Location of Development:

THE DAIRY HOLLINGTON ROAD
FREEHAY
CHEADLE

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 the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.
- 2 The gates shall be located a minimum of 5.5m rear of the carriageway edge and shall open inwards, away from the highway.
- 3 The development hereby permitted shall not be brought into use until details of the following works have been submitted to and approved in writing by the Local Planning Authority

- piping of drainage ditch including concrete bed and surround;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

- ALL To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with the submitted drawing 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 further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. 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/staffhighways/licences/>

The conditions requiring piping of the ditch 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 road.adoptions@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/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

Track and access have been mainly constructed.

Application states that this uses an established access. Reference to google streetview shows no access as at August 2016.

Application form also states that there will be a new access onto the highway.

Access appears to be new and needs to be formalised by S184 notice.

Existing gates are set back approx 8.5m rear of carriageway edge. Original drawing 'Site Plan' dated 16/08/2021 showed gates at approx 4.6m.

Revised drawing received 27/09/2021 clarifying that the gates are to be relocated to 5.5m rear of the carriageway edge.

A small diameter pipe has been placed in the existing ditch. This is already filling with silt and has little cover. Piping of the ditch should be designed and constructed to maintain efficiency of drainage. Condition above is intended to ensure this.

Visibility at the revised access point is good in both directions. Gates are proposed to be moved closer to the carriageway, but will be set back to accommodate a parked vehicle off the carriageway while the gate is opened/closed.

Existing access could be improved, but would require approval of third party.

Current records show that there were no Personal Injury Collisions on Dalebank Road within 215 m either side of the property access in the previous five years.

Site visited 22/09/2021

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