

To: Staffordshire Moorlands, DCMStaffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ**Applicant:** CONSTRUCTING GROWTH AND
HOUSING 21SATPLAN LTD
THE BRIDGEWATER COMPLEX,
LIVERPOOL
L208AH**Application Type:** FULL**Officer:** David Plant**Application No:** SMD2021/0441**Date:** 01-OCT-2021**Date Received:** 03-AUG-2021**Road No:** A0520**Particulars of Development:**

ERECTION OF 57 NO. OVER-65 RETIREMENT LIVING APARTMENTS, TOGETHER WITH EXTERNAL AMENITY SPACE, PARKING AND ASSOCIATED FACILITIES

Location of Development:COMPTON MILL COMPTON
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 the visibility splays of 2.4mx25m shown on Ashley Helme drawing ref. 1220/03 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.
- 2 The development hereby permitted shall not be brought into use until the access to the site has been completed.
- 3 The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided and parking bays delineated in accordance with the approved plan 526/29(02)010 B. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
- 4 The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

-structural designs and calculations for the retaining wall supporting Duke Street;

- refixing of existing historic 'Cornhill Street' name plate, formerly affixed to the now demolished building, in an appropriate location, if street name plate is available;
OR
- replacement of street name plate;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development commencing.
- 5 Before the proposed development is brought into use the existing accesses made redundant as a consequence of the development hereby permitted by this consent, and as referred to in paragraph 3.1.2 of the Transport Statement dated June 2021, shall be permanently closed and the access crossings reinstated as footway with full height kerbs in accordance with details to be first submitted to and approved in writing by the local planning authority.
Details to include realignment of double yellow lines at redundant Prospect Place access under existing TRO.

- 6 No development (excluding demolition and site clearance) shall commence until such time that a scheme to improve pedestrian crossing facilities (to include motor scooters) to and from the application site across the road known as Compton have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented before first occupation of the development hereby approved.
- 7 The development hereby permitted shall not be brought into use until the access rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary.
- 8 The development hereby permitted shall not be brought into use until details of means of preventing surface water from flowing from the site onto the public highway have been submitted to and approved in writing by the local planning authority.
Means of preventing surface water flowing from the site onto public highway shall thereafter be provided and retained and maintained for the life of the development.

REASONS

- ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.
- 4 To ensure continued structural support for the public highway, Duke Street; to retain a historic feature.

To avoid a proliferation of over long and redundant access crossings.

To improve pedestrian facilities and pedestrian safety; to comply with SMDC Local plan policy T1 and T2;

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The existing dropped crossing to the site shall be reinstated to footway with full height kerbs in accordance with drawings to be submitted. Please note that prior to the reinstatement 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)

The conditions requiring highway works (pedestrian facilities at Compton; retaining wall supporting Duke Street; bellmouth access) 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

Should any lighting columns require adjustment, the lighting column will need to be relocated by SCC PFI contractor Eon. It may be that adjacent columns will also need to be relocated or lanterns replaced to provide adequate street lighting coverage. This will be at the developers expense and extent of works should be established at an early stage.
Please contact lightingforstaffordshire@eonenergy.com or highways@staffordshire.gov.uk or 0300 111 8000.

NOTES TO PLANNING OFFICER

There was a historic street name plate 'Cornhill Street' formerly affixed to the now demolished building. This was conditioned to be taken down and set aside to be re-affixed in an appropriate location close to its existing location.
It is not clear what has happened to this street name plate. If it is available it should be re-affixed to the building. If it has been disposed of, a new street name plate may be required.
Condition is recommended in the hope of the historic sign having been appropriately stored.

During the discussion at Committee of SMD/2017/0083 members raised concerns about pedestrians crossing Compton. Condition was drafted and included on decision notice. This is repeated and now included on highway recommendation above.

Members reasonably considered that over 65's (over 55's at SMD/2017/0083) would likely require additional facilities to the former mill employees.

Provision of pedestrian crossing facilities on Compton is appropriate to provide access to church, bus stops, town centre and other facilities.

The submitted transport assessment includes a section (4) on accessibility by non car modes. This refers to 'average'. It does not clearly focus on the over 65's who are the target of this development or consider the committees views on pedestrian facilities. Can the TRACC software use a walk speed for over 65's? Have gradients been taken into consideration? Access for mobility scooters?
The site is in a sustainable location, though pedestrian provision should be improved.

It is unlikely that pedestrian flows would be strictly high enough to require a controlled crossing of Compton. The development is for over 65's, this could've been considered in the TA and formal crossing proposed or rejected.

A dropped crossing with tactiles would be appropriate.

However, consideration of specific requirements for over 65's in the TA would have been useful.

Part of the former mill building incorporated a retaining wall which supported Duke Street. This will need to be replaced. As it supports public highway, approval for this structure will be required from the Highway Authority under Highways Act 1980.

Developer should contact SCC as above to commence works agreement at the earliest opportunity to avoid delays.

Works agreement will also be required for the bellmouth and pedestrian facilities.

Condition above regarding prevention of surface water flowing onto public highway could involve drainage channel, or laying surfacing to falls to direct surface water to grassed areas or suchlike.

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