

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

Applicant: MR JOHN SIMMS
STOKE ON TRENT
ST101LZ

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0393

Date: 08-OCT-2021

Date Received: 07-OCT-2021

Road No: D1349

Particulars of Development:

OUTLINE APPLICATION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR THE ERECTION OF 2 DETACHED HOUSES

Location of Development:

LAND OFF QUARRY BANK
HOLLINGTON

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

- 1 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - layout and disposition of buildings;
 - Provision of parking, turning and servicing within the site curtilage;
 - Means of surface water drainage;
 - means of preventing surface water flowing onto the highway;
 - Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.
- 2 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 site boundary 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.
- 3 Gates shall be repositioned a minimum of 5m rear of the carriageway edge and shall open inwards away from the highway.
- 4 The development hereby permitted shall not be brought into use until the visibility splays at the access shown on plan 2011/12/02 B have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.
- 5 The development hereby permitted shall not be brought into use until the visibility splays at the junction of Quarry Bank with Main Road to the east across the Main Road frontage of the site, shown on plan 2011/12/02 B have been provided. The visibility splay shall thereafter be kept free of all vegetation (excluding trees) over a height of 900 mm above the adjacent carriageway level.

REASONS

- ALL** To comply with NPPF Paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Should the access need to be widened, the access crossing to the site from the highway shall be constructed in accordance with submitted drawings 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/staffshighways/licences/>

NOTES TO PLANNING OFFICER

This revised response is based on revised drawing 2011/12/02 B received 07/10/2021 following discussion between highways and agent. Revised drawings and conditions recommended above address highway issues.

This response superceeds previous response dated 23/07/2021

Visibility splays are now shown and defined at the access and at the junction.

Visibility splays at the access need to be provided in full (excluding trees but including vegetation, bushes, hedges, walls) in the interests of the safety of future occupiers of the dwellings.

Visibility splays at the junction of Quarry Bank with Main Road require the cutting back of lower vegetation and bushes. No trees need to be removed, or walls reduced to provide this splay. The clearing of vegetation in the splay will be an improvement at this junction.

Current records show that there were no Personal Injury Collisions on Quarry Bank or Main Road within 50m either side of the property access or Quarry Bank/Main Road junction in the previous five years.

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