

From: [Curley, Jane](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2021/0550 Fole Dairy.
Date: 12 October 2021 11:26:07

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From: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>
Sent: 30 September 2021 16:14
To: Curley, Jane <jane.curley@staffsmoorlands.gov.uk>
Subject: SMD/2021/0550 Fole Dairy.

Hi Jane,

Just looking at Fole Dairy REM and have a few questions/comments on the proposal:

Access to plot 1 is directly off A522 Uttoxeter Road and does not provide a turning area. This wasn't shown on drawing approved at outline SMD/2018/0234. Turning area required or access reconsidered.

Plot 37 is 4 bedroom dwelling but appears to only have 2 parking spaces. 1 more required to meet standards.

Plot 36 is 4 bedroom dwelling. There are 2 spaces directly outside it. 1 more required to meet standards.

The site is not in the most sustainable of locations, parking to Local Plan standards should be provided.

There are additional spaces around plots 33,34,35. These will accommodate those plots and two spaces for the chapel. The chapel spaces should be made clear to avoid future problems.

Resin bound gravel is shown as surface course to the secondary road. D&A suggests (pg 23) this road will be proposed for adoption (as it differentiates between private accesses) though pg 43 refers to the spine road. Resin bound gravel will not be adoptable. It is unlikely to meet S7 technical approval standard for even a private road. (This won't be a refusal issue at planning stage but will affect technical approval and final surface course will differ to what is currently proposed.)

If contrasting surface is required, maybe block paving on the straight reverting to blacktop at the junction/turning head? Maybe the developer could clarify what will be proposed for adoption...

Hedge on plot 24 boundary will need to be kept back out of visibility splay

to the north.

Trust this is of use, let me know if you want to discuss

Dave

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