

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

Applicant: MR R DAWSON
FOREFRONT DEVELOPMENT
CONSULTING LTD
4 RIDGE HOUSE
FESTIVAL PARK
ST15SJ

Application Type: OUTLINE

Officer: David Plant

Application No: SMD2021/0479

Date: 20-OCT-2021

Date Received: 15-OCT-2021

Road No: C0187

Particulars of Development:

APPLICATION FOR OUTLINE PLANNING PERMISSION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR A PROPOSED DETACHED DWELLING

Location of Development:

LAND OFF STANLEY ROAD
STOCKTON BROOK

Refusal

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

- 1 Application fails to demonstrate that it is possible to construct an access in the position indicated on the submitted plan that would allow the requisite visibility splays to be provided within land under the applicant's control.

REASON

In conflict with NPPF 2021 paragraph 110; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety.

NOTES TO PLANNING OFFICER

Response is based on revised drawings submitted 11/08/2021 and 15/10/2021

Submitted drawing 21-120-03 now shows dimensions.

C140 Stanley Road is subject to 40mph speed limit. Visibility splay requirement for 40mph is 2.4m x 120m. Submitted drawing clearly demonstrates that visibility splay cannot be achieved. This is acknowledged in the D&A.

Stanley Road at this point is a rural road, different in nature to the built up part of Stanley Road between A53 and the canal.

Safe and reasonable access for all users cannot be achieved. An access in this location with substandard visibility would be contrary to the interests of highway safety.

Application now proposes a 3m setback between edge of carriageway and the replanted hedge with a narrow footway delineated on the frontage of the development.

There are no footway links to local facilities.

Existing mature hedge would require removal in its entirety. Frontage of the site would be more open. 'Footway' would be on private land. A footway would be more urbanising but would provide little overall benefit. Visibility could be improved slightly to the south by removal of the protected tree but would still be well short of minimum standard.

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