

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

Applicant: MR DAVID PENNINGTON
WHIRLEY LOW
FOXT
ST102HR

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0665

Date: 04-NOV-2021

Date Received: 18-OCT-2021

Road No: C0089

Particulars of Development:

LANE END COTTAGE
WHIRLEY LOW TOWN END ROAD
FOXT
FORMATION OF AN IMPROVED ACCESS, CONSTRUCTION OF A CARPORT AND STORE AND CHANGE OF
USE OF THE ASSOCIATED LAND TO DOMESTIC USE. (RESUBMISSION)

Location of Development:

LANE END COTTAGE
WHIRLEY LOW TOWN END ROAD

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 shown on plan Access Plan Edition Rev 2 have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

2 Within one month of the development hereby permitted being brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated with full height wall to match existing.

3 The gates shall be located a minimum of 5m rear of the carriageway edge and shall open away from the highway in accordance with the approved drawing Access Plan Edition Rev 2.

4 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 material for a minimum distance of 5m back from the site boundary in accordance with approved drawing Access Plan Edition Rev 2.

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/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Site visit 25/10/2021

Current records show that there were not any Personal Injury Collisions on within 215 metres on Foxt Road either side of the property access for the previous five years.

The property is located on Foxt Road, a C classified road (Road No. C0089) with a speed limit of 60 mph and is lit.

Previous applications

SMD/2020/0367 – Formation of an improved access, construction of a carport and store and change of use of the associated land to domestic use – Conditioned by the Highways Authority.

The proposal is for the formation of an improved access, construction of a carport and store and change of use of the associated land to domestic use (Resubmission).

The previous application SMD/2020/0367 proposed gritstone setts for the first 2m rear of the carriageway edge. This application proposes gritstone setts for the first 5m rear of the carriageway edge as detailed in submitted drawing Access Plan Edition Rev 2.

The previous application also proposed the new carport and store would be to the south-west of Lane End Cottage. This application proposes the carport and store to be constructed to the south-east of Lane End Cottage. It is considered the proposed new location of the carport and store will not restrict parking/turning within the site.

Visibility at the existing access is poor. Although proposed visibility splays don't meet standards for a derestricted road, this revised access proposal is an improvement in existing visibility and is recommended for approval.

Heights of the stone walls should be measured above the adjacent carriageway level.

Visibility splays shown on drawing Access Plan Edition Rev 2 should be provided with no obstructions to visibility over 900mm above the level of the adjacent carriageway level.

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