

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

Applicant: MR MCGUINNESS
TOMPKIN ROAD,
STAFFORDSHIRE,
ST99LX

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0659

Date: 04-NOV-2021

Date Received: 18-OCT-2021

Road No: D1058

Particulars of Development:

DEMOLITION OF EXISTING AGRICULTURAL OUTBUILDING AND ERECTION OF 1NO. DETACHED DWELLING

Location of Development:

IVY HOUSE FARM TOMPKIN ROAD
STANLEY

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 parking and turning areas have been provided in accordance with the approved plan 21-101-02 A. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Proposal is to replace a building with a new build dwelling. There is an existing approval for this replacement. This application involves design changes which do not affect highway.
The access is existing and in current and regular use.
Visibility is adequate.

Current records show that there were not any Personal Injury Collisions on Tompkin Road within 43 metres either side of the property accesses for the previous five years.

Proposed dwelling has 3 bedrooms. 2 parking spaces is appropriate and complies with parking standards.

Spaces are not dimensioned but scale at the minimum dimension required under standards.

Site visited 03/11/2021

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