

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

Applicant: MR FINNEY
SAMMONS ARCHITECTURAL
10 CAWDRY BUILDINGS,
LEEK
ST136JP

Application Type: RETROSPECTIVE
APPLICATION

Officer: David Plant

Application No: SMD2021/0672

Date: 12-NOV-2021

Date Received: 27-OCT-2021

Road No: B5032

Particulars of Development:

RETOSPECTIVE APPLICATION FOR THE CHANGE OF USE OF LAND TO PROVIDE FOR 14 TOURING CARAVANS PITCHES WITH SEPARATE CAMPING / OPEN SPACE; FACILITIES BUILDING AND RECEPTION AND ASSOCIATED WORKS.

Location of Development:

THE CARAVAN CHEADLE ROAD
ALTON

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 ref. no 2013-1910-02 C 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.
- 2 The development hereby permitted shall not be brought into use until the access has been improved and the drive rear of the public highway been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 30m back from the carriageway edge in accordance with the approved plan 2013-1910-02 C.
- 3 Before the proposed development is brought into use, one parking space at each caravan hardstanding shall be provided in accordance with details to be first submitted to and approved in writing by the local planning authority. The parking spaces shall thereafter retained for the life of the development.

REASONS

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The proposal to construct the bellmouth shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

Current records show that there were no Personal Injury Collisions on Cheadle Road within 215m either side of the property access in the previous five years.

Site visited 10/11/2021

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