

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

Applicant: MR & MRS S AND M SCALISE
WETLEY ROCKS
ST90DB

Application Type: RESERVED MATTERS

Officer: David Plant

Application No: SMD2021/0656

Date: 15-NOV-2021

Date Received: 27-OCT-2021

Road No: C0316

Particulars of Development:

RESERVED MATTERS APPLICATION FOLLOWING THE GRANT OF SMD/2015/0701

Location of Development:

LAND AT EASTERN END OF MILL LANE
WETLEY ROCKS

Refusal

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

- 1 Insufficient Information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- internal dimensions of garages;
- parking layout for each dwelling;
- clarification of 'porch if required' and rectangle at plot 1;
- clarification of dashed square at front of plot 3 and rectangle on floor plan but not site plan;
- proposals for surface water;

are included in the application.

NOTES TO PLANNING OFFICER

Garages are shown on the site plan but are not dimensioned and there does not appear to be any detail. To be counted as parking spaces, garages require internal dimensions of 3m wide x 6m long for each vehicle. Garages don't appear to meet this externally.

All plots require turning areas.

Gap between plot 1 and boundary is not quite wide enough to park two vehicles side by side. Parked in tandem only two vehicles can park before turning area is obstructed. As plot 1 is close to the junction of Mill Lane with A520, turning area is particularly important.

Plot 1 layout shows Porch (if required) and an oblong shape below the porch (if required). Is the porch required? What is the rectangle shape below the posts and square porch? This obstructs the turning area.

Is a porch to be constructed or not?

Plot 3 also has a Porch (if required). There is a rectangle shape shown on the floor plan drawing but not on the site plan.

Each dwelling requires 3 parking spaces and a turning area. These need to be clearly shown on the drawing for each plot.

Plots 2 and 3 do have the option of using the field access to turn.

Drives are shown as 'Tarmac'. How will surface water runoff be dealt with to avoid outfall onto the highway?

Site visit 03/11/2021

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