

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2021/0706

Officer: T. Lunn

Date Received: 04/11/2021

Date: 24/11/2021

Particulars of Development: Erection of a detached bungalow

Location of Development: Land Adjacent to Sunny View Foxt Road
Foxt

Conditional

1.Site Visit – 16/11/2021

2.Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Foxt Road within 50 metres either side of the site for the previous five years.

3.Background;

The site is located on Foxt Road which is a C classification road, has a speed limit of 30 mph and the benefit of streetlighting.

Previous Applications;

SMD/2020/0226 - Erection of a detached bungalow - Conditioned by the Highway Authority.

4.Description of Proposal;

The proposal is for the construction of a detached 3-bedroom bungalow on what is currently an agricultural field.

5. Comments on Information Submitted;

The proposed property will have 3 bedrooms, off highway parking and turning for 2 vehicles will be provided as detailed on Drawing NR. 2110/20/02. This is in accordance with Staffordshire Moorlands Parking Standards which state; Detached/Semi Detached up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space).

A new vehicular access to the development is proposed from Foxt Road. Visibility to the north-east and south-west is good.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2021/0706) subject to the following being conditioned:

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 plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

2 The development hereby permitted shall not be commenced until details of the minimum 2.4m x 43m visibility splays at the access have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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/>

Commissioner for the Built County
On behalf of the County Council
As Highway Authority