

**Staffordshire County Council****Town and Country Planning Act, 1990****Development Management Procedure Order 2015**

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

Application Type: RESERVED MATTERS

Applicant: Mr & Mrs Adams-Foskett
BANK VIEW (ADAMS),
Draycott Road,
UPPER TEAN
ST10 4JJ

Officer: David Plant

Our Reference: SMD20210467

District Reference: SMD/2021/0467

Date Received: 17-Nov-2021

Date Responded: 07-Dec-2021

Particulars of Development:

Application for approval of reserved matters following SMD/2020/0342

Location of Development:

BANK VIEW (ADAMS), Draycott Road, UPPER TEAN, ST10 4JJ

Recommendation Summary: Conditional

Site Visit Conducted on: 24-Nov-2021

CONDITIONS:

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.

REASONS

To comply with NPPF 2021 Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

NOTES TO PLANNING OFFICER

This response is based on revised drawings received 17/11/2021 which show a partially revised access route within the site.

This revised route provides a less tortuous route through the latter part of the access and is an improvement over the previous route.

The existing access off Draycott Road is the best and only practical point of access to this site.

Visibility at this access is in excess of the minimum requirement for a road subject to 40mph speed limit.

Boundary treatments are not stated. It would be preferable for the access to remain open and without enclosure to maintain an open aspect and allow for occasional overrunning. However, if boundary treatment is required it should not hamper access.

Existing access provides access to an existing dwelling and is in current and regular use.

Access provides direct pedestrian to Draycott Road which leads into Upper Tean approx 1km away.

Current records show that there were no Personal Injury Collisions on Draycott Road within 120m either side of the property access in the previous five years