

**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: FULL

Applicant: SLATER,
Miss Billie Chell
NEWFOLD FARM,
Sytch Road,
Brown Edge,
ST6 8QX

Officer: David Plant

Our Reference: SMD20210750

District Reference: SMD/2021/0750

Date Received: 18-Nov-2021

Date Responded: 09-Dec-2021

Particulars of Development:

Formation of revised vehicular access to serve dwellings approved under SMD/2019/0382.

Location of Development:

NEWFOLD FARM, Sytch Road, Brown Edge ST6 8QX

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Dec-2021

CONDITIONS

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan 00537 PL(0)21 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. Any gates shall be located a minimum of 5m rear of the highway boundary and shall open away from the highway.
3. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas for the proposed development have been provided in accordance with the approved plan 00537 PL(0)21. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas 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.

NOTES TO PLANNING OFFICER

The visibility splay of 2.4mx43m to the south east will require the wall on the frontage of the existing dwelling, within the blue line to be reduced in height.

Woodhouse Lane is subject to national speed limit. However vehicles approaching the junction will be slowing down to prepare to give way. The visibility splay of 2.4mx23m shown on the drawing and conditioned above takes this into account but will require a length of existing hedge to be removed and thereafter

maintained on the line of the visibility splay.

The actual position of the access onto the highway remains unchanged and is existing. Line of the access is now proposed to follow the existing.