

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

Applicant: THE CASEY GROUP LTD
MR RYAN MACINDOE
RYDINGS ROAD
ROCHDALE
OL129PS

Application Type: RESERVED MATTERS

Officer: David Plant

Application No: SMD2021/0536

Date: 01-DEC-2021

Date Received: 14-SEP-2021

Road No: D1290

Particulars of Development:

RESERVED MATTERS APPLICATION FOR APPROVAL OF APPEARANCE, LANDSCAPING, LAYOUT, AND SCALE TO PROVIDE: 157 RESIDENTIAL DWELLINGS (CLASS C3) PROVIDING A MIX OF TWO, THREE AND FOUR BEDROOM HOUSES, AND TWO BEDROOM APARTMENTS; 6 X LIVE / WORK UNITS (SUI GENERIS); 1 X PUBLIC HOUSE / RESTAURANT / CAFÉ (SUI GENERIS / CLASS E(B)); A MARINA / BASIN AND ASSOCIATED BOATING FACILITIES WITH 13 BERTHS; ASSOCIATED WORKS INCLUDING INTERNAL ROAD NETWORK, ASSOCIATED HIGHWAY WORKS, DRAINAGE INFRASTRUCTURE, LANDSCAPING, OPEN SPACE, PLAY AREA, PEDESTRIAN, AND CYCLIST LINKS; LAND RESERVED FOR FUTURE RAILWAY STATION WITH ASSOCIATED HERITAGE / RAILWAY ACTIVITIES BUILDING/S AND CAR PARKING; AND LAND RESERVED FOR FUTURE LINK ROAD INCLUDING ASSOCIATED LANDSCAPING. THE APPLICATION IS SUBMITTED PURSUANT TO OUTLINE PLANNING PERMISSION SMD/2014/0750.

Location of Development:

LAND AT BARNFIELDS INDUSTRIAL ESTATE SUNNYHILLS ROAD
LEEK

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 access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
- 2 The garages indicated on the approved plan 21039 01 A shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.
- 3 Prior to first occupation of any permitted new dwelling the parking area for that dwelling shall be provided and surfaced in a bound material for a minimum distance of 5m rear of the proposed highway boundary and shall thereafter be retained for the life of the development for their designated purposes.
- 4 Surface water drainage interceptor, connected to a surface water outfall, shall be provided across the access immediately to the rear of the highway boundary of any driveway/access which falls towards the highway.
- 5 Notwithstanding details of the 9.8m long refuse vehicle submitted, before the development is submitted for adoption technical approval, swept path of minimum 11.2m long refuse vehicle or of dimensions confirmed by SMDC Refuse collection contractor shall be first submitted to and approved in writing by the Local Planning Authority

REASONS

- ALL** To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

- 1, 2 To comply with SMDC Local Plan Parking Standards.
- 4 To prevent surface water flowing onto the highway.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The works required for the proposed internal road network which are to be proposed for highway adoption require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please see

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

The construction of the accesses from the highway 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

Application is for reserved matters following outline approval SMD/2014/0750 where access was approved.

Access was considered at OUT stage where appropriate conditions were included.

Parking layout meets SMDC Local Plan standards. Garages are generally required to be used as parking to meet the standards. Detached single and double garages have internal piers which reduce internal width to 2.8m. However there is space away from the piers to meet the internal width standard of 3m.

Swept path drawings of refuse vehicle of 9.86m long have been submitted. However, there is no substantiation as to why the relatively small 9.86m has been submitted. Vehicle is titled Staffordshire Refuse Vehicle. What is this based on? During technical approval process swept path of larger refuse vehicle will be required or written confirmation of size of refuse vehicle used by SMDC refuse collection contractor.

Parking for the restaurant/cafe does not appear to be separately stated. However, it is adjacent to 'Land reserved for Future Railway Station Hub' where there are 104 spaces available.

Site visited 22/09/2021 and 24/11/2021

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