

**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: Burtonshaw,
Hewitt & Carr Architects
68, The Green,
STOKE-ON-TRENT
ST10 1PH

Officer: David Plant

Our Reference: SMD20210416

District Reference: SMD/2021/0416

Date Received: 07-Jan-2022

Date Responded: 13-Jan-2022

Particulars of Development:

Approval of reserved matters following outline approval SMD/2019/0671

Location of Development:

68, The Green, Cheadle, ST10 1PH

Recommendation Summary: Conditional

Site Visit Conducted on: 11-Jan-2022

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 plan 01080 PL(0)08.
2. The development hereby permitted shall not be brought into use until the visibility splays shown on plans 01080 PL(0)08 and 09 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

REASON

ALL to comply with NPPF Paragraph 111; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for reserved matters. Access was determined under SMD/2019/0671.

This revised response is based on revised drawing 01080 PL(0)08 received 06th January 2022. This drawing addresses previous highway reasons for refusal in that it now clearly shows usable parking and turning area.

Visibility splays were conditioned under condition 7 of SMD/2019/0671. Details submitted on drawing 01080 PL(0)08 and 09 comply with that condition.

Current records show that there were 3 personal injury collisions (PIC) on The Green within 50metres either side of the proposal in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development. Vehicles can exit the site in a forward gear and visibility commensurate with the speed limit of the road is to be provided.