

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2021/0764

Officer: T.Lunn

Date Received: 09/12/2021

Date: 02/02/2022

Particulars of Development: Proposed replacement dwelling and detached garage including demolition of existing

Location of Development: Gorseydale, Cheddleton Heath Road, Leek

CONDITIONAL

Site Visit Carried Out on 11/01/2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Cheddleton Heath Road within 50 metres of Gorseydale for the previous five years.

Background;

Gorseydale is located on Cheddleton Heath Road (Road No. D1286) an unclassified rural road which is subject to a 30mph speed limit and benefits from streetlights.

Description of Proposal;

Proposed replacement dwelling and detached garage including demolition of existing.

Comment;

The current property, Gorseydale is to be demolished and replaced with a new 4 bedroom detached property, a double garage and a new vehicle access is also proposed.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space) for residents and visitors. The proposed garage at (6m x 6m) meets with Staffordshire Moorlands Parking Standards and Manual for Streets (MfS) which state the minimum internal dimensions for a double garage are 6m x 6m. Turning and parking for 3 vehicles is achievable as detailed on the submitted plan RLM942/20 Revision B. Visibility from the proposed access is satisfactory right-hand and left-hand view.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

1The development hereby permitted shall not be brought into use until the access and parking and turning area for the proposed dwelling has been provided in accordance with the approved plans Drwg No.

RLM942/20 Revision B and surfaced and sustainably drained and kept as intended for the lifetime of the development.

REASONS;

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access to the site from the highway shall be constructed in accordance with the submitted Drwg No. RLM942/20 Revision B 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 link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. 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