

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

**To: Development Control Manager,**

**Applicant:**

**Address:**

**Application Type:** Outline

**Application Number:** SMD/2022/0058

**Officer:** Tracey Lunn

**Date Received:** 08/02/2022

**Date:** 28/02/2022

**Particulars of Development:** Outline application for Demolition of existing garage and erection of detached dwelling - all matters reserved

**Location of Development:** The Dormers, Willfield Lane Brown Edge

Conditional

Site Visit – 11/02/2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Willfield Lane for a distance of 215 metres either side of the proposed development site for the previous five years.

Background;

The proposed development site is located on Willfield Lane, a C classification road (Road No. C0187) with a speed limit of 60 mph and benefits from street lighting. Willfield Lane connects Stockton Brook (A053) to the village of Brown Edge. The section of Willfield Lane fronting the proposed development has two-way traffic, there is also a small layby.

Description of Proposal;

The application is for outline planning permission with all matters reserved for the demolition of the existing garage to The Dormers and erection of detached dwelling.

Comments;

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

1. Before the development hereby approved is commenced, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Access point;
- Layout and disposition of dwelling;
- Provision of parking, turning, and servicing within the curtilage of the site and for the existing property (The Dormers).
- Means of surface water drainage;
- Surfacing materials;

- A visibility splay plan taken from the centre of the proposed access showing the maximum achievable splays within highway limits taken from 2.0 metres rear of the carriageway edge. The splays shall be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

-Off-highway parking spaces shall be in-line with Staffordshire Moorlands District Council's Parking Standards. All parking spaces shall be a minimum width of 2.4m and a minimum length of 4.8m per car and garages shall have minimum internal spaces of 6m x 3m for single or 6m x 6m for double garages.

## REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

## IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with drawing and Staffordshire County Council 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 further 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, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to [nmu@staffordshire.gov.uk](mailto:nmu@staffordshire.gov.uk))  
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Note to Planning Officer

This application is an outline with all matters reserved.

The submitted Drawing number MB-002 refers to ***Existing Access Point*** for the proposed dwelling. The Planning Statement states, ***the proposed dwelling will utilise the existing access onto Willfield Lane which currently serves the existing detached garage***. However, as all matters are reserved, this plan has not been considered and this response should not be construed as inferring any approval on it.

---

**Commissioner for the Built County  
On behalf of the County Council  
As Highway Authority**