



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:
Mr A R Alcock C/O Hewitt & Carr Architects 17-19,
Daisy Bank House,
Leek Road,
Cheadle,
ST10 1JE
Officer: David Plant

Our Reference: SMD20210491

District Reference: SMD/2021/0491

Date Received: 21-Feb-2022

Date Responded: 07-Mar-2022

Particulars of Development:

Approval of reserved matters, appearance, landscaping, layout and scale in relation to SMD/2016/0811

Location of Development:

Land Off Tenford Lane, Upper Tean

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Mar-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the parking and turning areas for each individual plot have been provided in accordance with the approved plans 00438 AL(0)22 C. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
2. No individual plot on the development hereby permitted shall be brought into use until the access to that individual plot has been completed.
3. Prior to first occupation of any permitted new dwelling the parking area and turning area for that dwelling shall be surfaced in a bound material for a minimum distance of 5m rear of the highway boundary, which shall thereafter be retained for the life of the development.
4. Garages shall be minimum internal dimensions of 3m x 6m in accordance with the approved drawings and shall be retained for the parking of cars and bicycles and shall not be converted to living accommodation without the written approval of the Local Planning Authority.
5. Any driveway/parking area of any plot which falls towards the highway shall be constructed with a drainage interceptor sited immediately rear of the highway boundary, with outfall to SUDS or surface water drainage system.
6. The development hereby permitted shall not be brought into use until details of the 2.4mx20m visibility splays at internal junctions have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of

600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

7. The development hereby permitted shall not be commenced until details of the 1.0 x 43m pedestrian visibility splay at the pedestrian access between plots 33 and 34 and links to the Tenford Lane footway have been submitted to and approved in writing by the Local Planning Authority.. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

ALL To comply with NPPF Paragraph 109; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

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.

NOTES TO PLANNING OFFICER

Revised drawing 00438 AL(0)16 A clearly shows garages with internal dimensions to meet minimum parking standard.

The undeveloped cul de sac has been removed.

There does not appear to be a drawing which relates plot numbers to house types. Comparing floor plans to the site plan, plot 31 may have inadequate parking provision. There was a garage on original layout 00438 AL(0)17 which has been removed from 00438 AL(0)22 C. LPA should satisfy themselves that adequate parking has been provided on the development.

There appears to be a pedestrian link to Tenford Lane between plots 33 and 34. Adequate visibility should be provided at the Tenford Lane end as there is no immediate footway. Condition is recommended above.

At outline stage, highways provided comments on site plan 00438 AL(0)04. The drawing approved under SMD/2016/0811 was 00438 AL(0)04 A. This drawing shows culs de sac narrower than those seen by highways. Cul de sac of (scaled, not dimensioned) 4.2m and 4.5m may not meet adoptable standard. Applicant is advised to submit S7 technical approval application at the earliest opportunity.

As this is an REM application, there are highway conditions included on the OUT approval which consider access and will need to be complied with.

Revised consultation received 21/02/2022 with response required by 14/03/2022. However, it is noted the application is to be heard at committee on 10/03/2022.

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