



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: FULL

Applicant:

Mr Robert Stanley
 Bluestone House, Clay Lake, STOKE-ON-TRENT, ST9 9DE

Officer: Tracey Lunn

Our Reference: SMD20220110

District Reference: SMD/2022/0110

Date Received: 09-Mar-2022

Date Responded: 28-Mar-2022

Particulars of Development:

Alterations to driveway entrance.

Location of Development:

Bluestone House, Clay Lake, STOKE-ON-TRENT, ST9 9DE

Recommendation Summary:

Site Visit Conducted on: 22-Mar-2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Clay Lake within 50 metres either side of the property access for the previous five years.

Background;

The property is located on Clay Lake (Road No. B5051) a B classified road and is subject to a 30mph speed limit. Clay Lake connects the A0053 Leek Road to Brown Edge Village. There is a footway on the north side of Clay Lake and streetlights.

Description of Proposal;

Alterations to driveway entrance.

Comments on Submitted Information;

The proposal is to construct 2m high walls as detailed in the submitted Drawing Number 3062-03-04. The existing hedge is to be cut back and the setting back of the wall will widen the access and improve visibility.

The access is to be tarmacked with a concrete edge at its connection with the highway boundary.

New electronic gates are also proposed, the new gates will be set back 6m as detailed in submitted Drawing Number 3062-03-04 and will open inwards.

The existing access crossing/dropped kerb will remain unchanged by the proposal.

The proposal will improve visibility at this location. I have no objection to the proposal (application number SMD/2022/0110) subject to the following conditions;



The development hereby permitted shall not be brought into use until the visibility splays shown on Drawing Number 3062-03-04 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.

A minimum drive length of 6m shall be provided from the rear of the carriageway edge in a bound and porous material as detailed in Drawing Number 3062-03-04.

Any gates shall be set back 6m rear of the carriageway edge as detailed in Drawing Number 3062-03-04 and shall open away from the highway.

REASONS

To comply with NPPF; to comply with SMDC Local Plan; in the interests of highway safety.

Note to Planning Officer:

It is the applicant's responsibility to ensure that the vegetation at the site access is cut back and maintained to enable sufficient visibility splays to be achieved.

No part of the proposed wall or its foundations, fixtures and fittings shall project forward of the highway boundary.

Works on or adjacent the adopted highway will require the relevant permit from our Network Management Unit. Dependent on the extent of the excavation required to install the new walls, a Permit to Dig may be required. Please contact Staffordshire County Council at Network Management Unit (nmu@staffordshire.gov.uk) for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

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