



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: OUTLINE

Applicant:

Mr & Mrs D Hart
 Etruria Old Road,
 Stoke-on-Trent,
 ST1 5PE

Officer: David Plant

Our Reference: SMD20220132

District Reference: SMD/2022/0132

Date Received: 16-Mar-2022

Date Responded: 26-Apr-2022

Particulars of Development:

PROPOSED DEVELOPMENT Outline application with details of access, landscape and layout (all other matters reserved) for proposed residential and biodiversity landscape development.

Location of Development:

Land Adjacent 76 Huntley Lane

Recommendation Summary: Refusal

Site Visit Conducted on: 30-Mar-2022

1. Proposed access point fails to demonstrate that adequate visibility can be provided.
2. Proposal fails to demonstrate facilities for refuse collection which would not impact on the access or highway.
3. Site is in an unsustainable location with no nearby community facilities, no pedestrian facilities likely resulting in increased reliance on the private car.

REASONS

ALL In conflict with NPPF paragraph 110 and 112; in conflict with SMDC Local Plan policy DC1, T1 and T2; contrary to the interests of highway safety;

NOTES TO PLANNING OFFICER

Proposal affects public right of way. SCC Rights of Way should be consulted for their view.
 There is no evidence to suggest SCC Rights of Way have been consulted on proposals for improvement to the public right of way.

Visibility splay is shown but is not quantified to the south. There is no information or evidence on why a reduced splay would be appropriate.

Layout includes a tight 180 degree turn from the south which will be difficult to perform for anything other than a private car. Refuse vehicle is unlikely to be able access the development.

Site is accessed along narrow lanes with no pedestrian facilities. By road, Cheadle is 2.7km and Tean 2.1km. There are no pedestrian facilities between the site and the nearest bus stop.

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