



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

Applicant:
Mr P Hammond

Application Type: FULL

Officer: David Plant

Our Reference: SMD20210793V1

District Reference: SMD/2021/0793

Date Received: 13-Apr-2022

Date Responded: 29-Apr-2022

Particulars of Development:

Proposed Demolition of existing bungalow & development of 3 Bungalows
Rev documents received **13/04/2022**

Location of Development:

128, Churnet Valley Road, STOKE-ON-TRENT, ST10 2BQ

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Apr-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the visibility splays to each access shown on plan 5705-006 B dated April 2022 have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
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. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary in accordance with the approved drawing 5705-006 B dated April 2022 unless otherwise agreed in writing by the Local Planning Authority.
4. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 5705-006 B dated April 2022. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
5. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and

approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

6. The development hereby permitted shall not be brought into use until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

- widening of the footway on the site frontage to minimum 1.8m;
- relocation of existing 40mph repeater sign to as close as possible to its original location;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

7. The development hereby permitted shall not be brought into use until details of the reinstatement of that part of the existing site access with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. That part of the existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.

REASONS

ALL to comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

6. To comply with SMDC Local Plan Policy T1 and T2; to improve facilities for pedestrians.

7. To avoid a proliferation of over long access crossings

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The conditions requiring highway works, construction of the accesses and reinstatement of that part of the site access made redundant by this development shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

The dropped crossing to the site shall be constructed in accordance with the submitted drawing and SCC Highways 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 (or email to nmu@staffordshire.gov.uk)

Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

- This revised response is based on revised drawings received 14/04/2022 following discussions with the agent. Highway reasons for refusal have been addressed. - adequate turning for vehicles is shown within the curtilage; visibility splays at each access point are stated; facilities for pedestrians are improved by widening of the footway; drainage interceptors to prevent surface water flowing onto the highway are shown; existing access point is referred to and conditioned to be reinstated as necessary.

Current records show that there were no Personal Injury Collisions on Churnet Valley Road within 50m either side of the property access in the previous five years.

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