



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 Ken Phillips Leek, ST13 8TW

Officer: David Plant

Our Reference: SMD20220144

District Reference: SMD/2022/0144

Date Received: 13-May-2022

Date Responded: 27-May-2022

Particulars of Development:

The proposed development comprises two detached houses – one being the rejuvenation of the existing farmhouse, which is unchanged in terms of its footprint or external appearance and the other comprising a newly built house that sits within the footprint

Location of Development:

THORNCROFT FARM, Thorncroft Farm, Blackshaw, LEEK, ST13 8TR

Recommendation Summary: Conditional

Site Visit Conducted on: 18-May-2022

CONDITIONS

1. Before the proposed development is brought into use, details of the 2.4m x 195m visibility splay to the east of the access shall be first 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 600mm above the adjacent carriageway level.
2. Any gates shall be set back a minimum of 5m rear of the carriageway edge and shall open inwards, away from the highway.
3. 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 material for a minimum distance of 5m back from the carriageway edge 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.
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 G40062 A0004. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
5. The garage to plot 1 shall be retained for the purpose of parking of motor vehicles and cycles.

REASONS

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

1. To maximise available visibility.
5. To meet SMDC Local Plan parking standards.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The surfacing works within the highway shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Network Management at nmu@staffordshire.gov.uk in advance of surfacing works commencing.

See Temporary excavations (permit to dig) - Staffordshire County Council for details

NOTES TO PLANNING OFFICER

Application is effectively for an additional dwelling off an existing driveway. This will intensify use of the access.

Condition is recommended to improve visibility to the east, the primary direction. In effect this will mean cutting back and maintaining the boundary hedge on the frontage of the land edged blue. No hedge will need to be removed.

To the west, visibility could be improved by the cutting back of vegetation, though it is acknowledged that this boundary is not in the ownership of the applicant.

The visibility improvement to the east, the primary direction, will mitigate the intensification of use of the access.

Gates are shown on the drawing at plot 2. There are existing gates close to the highway which do not appear on the drawing. If these are to be provided, condition is recommended to ensure a vehicle can pull clear of the carriageway while the gate is opened/closed.

Garage to plot 1 and double garage to plot 2 are greater than the minimum dimensions to be included as a parking space. Garage to plot 1 is required for parking standards.

Current records show that there were no Personal Injury Collisions within 215m 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