



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:

Application Type: FULL

Officer: David Plant

Our Reference: SMD20210784V2

District Reference: SMD/2021/0784

Date Received: 24-May-2022

Date Responded: 27-May-2022

Particulars of Development:

Erection of 4no. dwellings and associated works
*** RECONSULT DATED 24/05/2022***

Location of Development:

Land Off, Alleyhouse Lane, Rushton Spencer, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Dec-2021; 25-May-2022

CONDITIONS:

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan AL09A 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. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
3. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor to be provided across the access immediately to the rear of the highway boundary, connected to a surface water outfall or on SUDS principles, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
4. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
5. Before the proposed development is brought into use, revised details shall be first submitted to and approved in writing by the Local Planning Authority indicating pedestrian dropped crossings to facilitate pedestrian access onto Sugar Street. The development shall thereafter be carried out in accordance with the approved details.

REASONS

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

5. To provide pedestrian facilities and improve pedestrian safety in accordance with SMDC Local Plan Policy T1 and T2

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The construction of the bellmouth and works to provide pedestrian facilities 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

NOTES TO PLANNING OFFICER

This revised form X is based on revised details received 24/05/2022.

Visibility splays are now dimensioned. Splay to the west is measured incorrectly in that visibility should be measured to the near kerbline, not the opposite kerbline. However, visibility is to be provided as far as the Alley Lane junction, the limit of land ownership.

Pedestrian dropped crossings are now not shown. Dropped kerbs should be provided on Sugar Street frontage at each plot to improve access for pushchairs etc. Bellmouth will require technical approval as part of the works agreement process. Pedestrian access will be considered in the detail at that stage. Footway shown on drawing 2127 AL06 A is not dimensioned but scales at approx 1m wide. This does not meet highway standards and should be considered more as providing a refuge for pedestrians to leave the front of their property and stand safely before entering the carriageway.

Off site highway improvements were to be provided under approval for the site opposite 12/00364 (SMD/2012/0155) for 9 dwellings which was approved at appeal. Inspector commented at para 52 that the requirement for these was disputed but that on balance, they should be provided. As this proposal is for 4 dwellings, off site highway improvements would be unlikely to be required related to the scale of the development. Work on the site opposite has commenced but at the time of my site visit appeared to have stopped.

Current records show that there were no Personal Injury Collisions on Sugar Street within 50m either side of the site access or at the Sugar Street/Leek Old Road junction in the previous five years.

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

