



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 & Mrs Guest

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220313

District Reference: SMD/2022/0313

Date Received: 19-Jul-2022

Date Responded: 22-Jul-2022

Particulars of Development:

Demolition of existing yard sheds and erection of one single storey dwelling.

Location of Development:

NEWFOLD FARM, Newfold Farm, Sytch Road, Brown Edge, ST6 8QX

Recommendation Summary: Conditional

Site Visit Conducted on: 21-Jul-2022

CONDITIONS:

1. The development hereby permitted shall not be commenced until details of the 2.4mx43m to the south east and 2.4mx23m to the north west (along Woodhouse Lane) visibility splays have been 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 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.
2. Any gates shall be located a minimum of 5m rear of the highway boundary and shall open inwards away from the highway.
3. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas for the proposed development and the existing house 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.
4. 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.

REASONS

ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1 & T1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

The visibility splay of 2.4mx43m to the south east will require the wall on the frontage of the existing dwelling, which has previously been shown within the blue line to be reduced in height.

Woodhouse Lane is subject to national speed limit. However vehicles approaching the junction will be slowing down to prepare to give way. The estimated visibility splay of 2.4mx23m conditioned above takes this into account but will require a length of existing hedge to be removed and thereafter maintained on the line of the visibility splay.

The proposed garage is of inadequate dimensions to be counted towards parking provision. However, there is adequate space outside the garage to accommodate parking and turning for three vehicles.

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

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority