



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 Nigel Wibberley
 Ipstones Edge,
 ST10 2LR

Application Type: RESERVED MATTERS

Officer: David Plant

Our Reference: SMD20220340V1

District Reference: SMD/2022/0340

Date Received: 05-Jul-2022

Date Responded: 22-Jul-2022

Particulars of Development:

Approval of all reserved matters in relation to outline planning permission SMD/2020/0413.
 Redevelopment of former public house and associated car parking to eight residential houses.
 CONSULTATION ON REVISED INFORMATION - 05/07/2022

Location of Development:

THE MINERS REST 158, The Miners Rest, Froghall Road, CHEADLE, ST10 2DN

Recommendation Summary: Refusal

Site Visit Conducted on: 21-Jul-2022

1. Application fails to demonstrate provision of visibility splay from Hammersley Hayes Road to the south across the site frontage with the consequent risk to highway safety.
2. The three submitted visibility splay drawings state protection to height over 1m which conflicts with the 600mm required under SMD/2020/0413
3. Insufficient/conflicting information
4. Proposed development fails to provide adequate parking in accordance with Local Plan standards.

REASONS

ALL In conflict with NPPF paragraph 110; in conflict with SMDC Local Plan Policy DC1; in conflict with OUT requirements of SMD/2020/0413; contrary to the interests of highway safety.

4. In conflict with SMDC Local Plan Appendix B

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- visibility splay from Hammersley Hayes Road across the site frontage which clearly differentiates between land in front of the visibility splay and to the rear of the visibility splay;
- visibility splay height of '.... above 600mm'
- parking in line with SMDC Local Plan parking standards or substantiation of shortfall;
- precise details in Construction and Environment Method Statement;

are included in the application.

NOTES TO PLANNING OFFICER

Three drawings are included as part of the application showing visibility splays. The splays at Foxfield Close and the site access are acceptable (apart from the height). However, the splay from Hammersley Hayes Road passes over the frontage of plot 4. There is nothing to prevent the future owner of plot 4 from planting or constructing in their front garden plants or features that could obstruct visibility for drivers exiting Hammersley Hayes Road. Land within the visibility splay should be clearly differentiated by different surfacing for example from land behind the visibility splay.

The visibility splays also refer to obstructions to visibility above 1m. This should be above 600mm as recommended at outline stage.

Semi detached dwellings of up to 3 bedrooms require 2 parking spaces per dwelling. Layout proposes 1 space per dwelling with 6 visitor spaces, a shortfall of 2 spaces. 2 additional spaces are required to meet standards. Visitor spaces should be allocated to dwellings. Alternatively, the shortfall should be substantiated, ideally with parking surveys from similar developments.

The CEMP is vague. 'The siting of temporary accommodation will be undertaken by the rental supplier' - gives no certainty over location. Contractors ... will park in designated on site parking areas. - where are these, will there be enough space. 'All materials will be delivered to the designated zone' - where is this? 'Wheel washing to prevent contamination of the public highway' - how will this be determined? what form will it take? where will water run off go? Road sweepers? Perhaps a more detailed CEMP should be submitted at a later date.

CEMP would normally be accompanied with a layout plan of site compound area.

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