

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2022/0281

Officer: Tracey Lunn

Date Received: 09/06/2022

Date: 20/07/2022

Particulars of Development: Proposed conversion of existing mill into dwelling

Location of Development: Teanford Mill, Breach Lane, Upper Tean

Conditional

Site Visit Carried Out on 10/06/2022

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Cheadle Road within 120 metres either side of the access for the previous five years.

Background;

The site is located off Cheadle Road (Road No. A0522) an A classified road with a speed limit of 30 mph along the section fronting the access to Teanford Mill. There is a footway to the eastern side of Cheadle Road and streetlighting. The speed limit increases to 40mph approx. 15m north of the access to Teanford Mill.

Description of Proposal;

Proposed conversion of an existing mill into a residential dwelling. It is proposed the dwelling will have 4 bedrooms and parking for 2 vehicles.

Comments;

Access;

Access to the site would be via the existing shared access off Cheadle Road. The access is steep and is in a poor state of repair with loose, broken up tarmac especially at the junction with Cheadle Road. The access track is approx. 84m in length, widths vary along the track between 5.9m to 4.5m and at its narrowest point the access track is 3.8m wide, the widest section at the junction with the Cheadle Road it is approx. 15m wide. Improvements to the gradient of the access track, (a gradient of 2:20 for the first 6.1m rear of the highway boundary and then 3:20 for 6.1m), and condition of the access onto Cheadle Road are proposed, a plan detailing these improvements has been provided (email dated 20/07/2022 @ 10:18).

Access visibility;

The level of the point of access is lower than Cheadle Road. Cheadle Road rises towards the point of access (travelling in a northerly direction). Driver's visibility when egressing the access onto Cheadle Road is restricted to the north and south by a hedge.

Visibility would be improved in the primary direction by the cutting back of the hedge. It is also proposed to remove and set back the hedge to the north to improve visibility.

Parking;

The proposed 4-bedroom property as detailed on the submitted plan Drawing No. AL(0) 02 shows parking for 2 vehicles this does not meet with Staffordshire Moorlands Parking Standards which state; Detached/Semi-detached property 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space).

No details of an existing use of the building were originally submitted within the application. However, the Planning Officer has confirmed that there has been both recent and historical industrial uses of the building which would have involved frequent use of the access track by vehicles commensurate with the use (email received 19/07/2022 at 18:01).

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2022/0281) subject to the following conditions:

The development hereby permitted shall not be brought into use until a 2.4m x 43m visibility splay to the south shall be provided and maintained in accordance with details first to be submitted to and approved in writing by the local Planning Authority with nothing placed or retained forward of the splay and the public highway exceeding 900mm in height above the level of the adjacent carriageway.

The development hereby permitted shall not be brought into use until the gradient and improvement works to access and access track as detailed in site location plan (emailed on 20/07/2022@10:18) have been provided.

The development hereby permitted shall not be brought into use until details of the parking and turning for 3 vehicles (2.4 x 4.8m each space) have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Works on or adjacent the adopted highway will require the relevant permit from our Network Management Unit. Dependent on the extent of the works/excavation required, a Permit to Dig may be required. Please contact Staffordshire County Council at Network Management Unit (nmu@staffordshire.gov.uk) for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Notes to Planning Officer:

To improve visibility at the junction with Cheadle Road it would be beneficial to the applicant to ensure the hedges are cut back and regularly maintained.

The submission of a clearer plan providing details of the improvement to the access (dimensions, gradients and materials of construction).

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