Staffordshire County Council

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 Shirley 340 Cheadle Road, Cheddleton, ST13 7BW

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220391

District Reference: SMD/2022/0391

Date Received: 20-Jul-2022

Date Responded: 01-Aug-2022

Particulars of Development:

Proposed detached 4 bedroom dwelling on land adjacent to 340 Cheadle Road

Location of Development:

340,Cheadle Road,LEEK,ST13 7BW

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Jul-2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Cheadle Road within 160 metres either side of the proposed site access for the previous five years.

Background;
The site is located on Cheadle Road,an A classification road (Road No. A0520). Cheadle Road is a primary route connecting Stoke on Trent with Leek,it is subject to a 50-mph speed limit and benefits from footways and streetlights on both sides. There are speed cameras long this stretch of the A0520.

Previous Application;
SMD/2016/0652 - Detached new 4-bedroom dwelling with detached 2 bay garage – conditioned by the Highways Authority.

Description of Proposal;
Proposed detached 4-bedroom dwelling on land adjacent to 340 Cheadle Road.

Comments on Information Submitted;
The proposal is for the construction of a 4-bedroom dwelling within the garden/land adjacent to 340 Cheadle Road.

Parking;
Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

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The proposed garage internal dimensions of 7.5m wide by 8.7m long meets with the minimum internal dimensions stated in the Manual for Streets and Staffordshire Moorlands Parking Standards,for a double garage which are 6m wide by 6m long.

A parking and turning area are also proposed as detailed on Drawing number PL02 dated 01/07/2022 and are considered sufficient for a 4-bedroom property.

There is existing parking and turning for the host property (Outlands) which will remain unaffected by the proposal as detailed on Drawing PL02.

Access;
A new vehicular access onto the Cheadle Road is proposed as detailed on Drawing number PL02 dated 01/07/2022. This drawing shows a bellmouth onto the footway,this is inappropriate for a single dwelling,where the access should be constructed as a dropped crossing of the footway. The existing access to (Outlands) will remain unchanged.

Visibility;
It is noted that there is a wall with vegetation along the boundary with Cheadle Road (within the red line) this will need to be lowered to provide adequate visibility for both accesses.

Trees T2 and T3 are to be removed and the laurel to the south of the proposed access and vegetation along the entire boundary is to be cut back to improve visibility at the accesses.

The D&A statement and plan show the wall is to be lowered to a maximum of 900mm,the wall however should be lowered to 600mm. Drawing PL02 and D&A also refer to visibility of 2.4mx160m to be provided.

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/2022/391) subject to the following conditions:

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.

The development hereby permitted shall not be brought into use until the 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.

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 the approved plans.

Any gates shall be located a minimum of 5m rear of the footway and shall open away from the highway.

Nothing shall be placed,constructed,planted,or allowed to remain within 2.4m of the carriageway edge that is greater than 600mm in height above the adjacent carriageway level on the frontage of the development. Anything that is greater than 600mm in height within 2.4m of the adjacent carriageway shall be immediately removed.

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Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- access constructed at 4m width to rear of footway;
- access constructed as a dropped crossing of the footway with extent of dropped crossing required at carriageway edge;

The access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

REASONS
ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE
The dropped crossing to the site shall be constructed in accordance with drawings to be submitted and SCC requirements. Please note that prior to the access being constructed you will require a Section 184 Notice of Approval from Staffordshire County Council. Please email trafficandnetwork@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

NOTE TO PLANNING OFFICER
Drawing PL02 shows a bellmouth onto the footway. This is inappropriate for a single dwelling,where the access should be constructed as a dropped crossing of the footway.

The wall on the entire frontage within the red line will need to be lowered and vegetation cut back to provide adequate visibility for both accesses as noted in the D&A statement but lowered to 600mm. Drawing PL02 and D&A also refer to visibility of 2.4mx160m to be provided.

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