



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:
 Ms Carol Bray

Application Type: OUTLINE

Officer: Tracey Lunn

Our Reference: SMD20220409

District Reference: SMD/2022/0409

Date Received: 03-Aug-2022

Date Responded: 22-Aug-2022

Particulars of Development:

Outline application with all matters reserved for the erection of up-to 4 dwellings

Location of Development:

Land at, Cedarhill, Alton, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Aug-2022

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Cedarhill within 50 metres of the site frontage for the previous five years.

Background;

Proposed site is located on Cedarhill which is a C classification road (Road No. C0065) and is subject to a 30-mph speed limit. Cedarhill connects the B5032 to the village centre of Alton, it serves residential properties although there are no footways it does benefit from streetlighting.

Previous Application;

SMD/2019/0555 - Outline application with all matters reserved for the erection of up-to 4 dwellings – Conditional by the Highway Authority.

Description of Proposal;

Outline application with all matters reserved for the erection of up-to 4 dwellings.

Comments on Information Submitted;

This application is in outline with all matters reserved.

An indicative layout has been submitted. However, as all matters are reserved, this layout has not been considered and this response should not be construed as inferring any approval on it.

It was noted on the site visit that a visibility splay of 2.4m x 43m in each direction can be achieved within land under the control of the applicant. However, the existing boundary hedge would require removal and excavation of the bank to the rear of the highway.

Provision of the access road to gradient of 1 in 15 will require significant excavation works.

There appears an excessive amount of hard surfacing.

No dedicated pedestrian access is provided or available for the proposed development. However, there is no dedicated pedestrian access for any of the existing dwellings in the vicinity of the proposal.

There are no objections on Highway grounds to the proposed development subject to the following conditions;

No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Point of Access;
- Layout and disposition of dwellings;
- Provision of parking, turning, and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials
- maximum gradient of 1 in 15 for first 15m rear of carriageway edge;
- surface water drainage interceptor immediately to rear of highway boundary and drainage to SUDS principles;

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

The development hereby permitted shall not be commenced until details of the 2.4mx43m 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 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

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

Should the application be granted Planning Permission the site access works 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>

Note to Planning Officer:

This response is based on drawing version Drawing No. A4179 – 001 P3. It is not clear where the cross section on that drawing is taken or what the two walls(?) are as they do not seem to appear on the proposed site plan. Visibility splay is conditioned above.

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