



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

Application Type: FULL

Applicant:

Mr Chris Bell Church Lane, Checkley, ST10 4NJ

Officer: Tracey Lunn

Our Reference: SMD20220317

District Reference: SMD/2022/0317

Date Received: 02-Aug-2022

Date Responded: 22-Aug-2022

Particulars of Development:

Earthworks and engineering works creating a flat area in which to establish a single storey garage for the storage of two cars.

Location of Development:

2, Church Lane, STOKE-ON-TRENT, ST10 4NJ

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Aug-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on within 50 metres on Church Lane either side of the property access for the previous five years.

Background;

Church Lane is an unclassified road (Road No. D1325) which has a speed limit of 30mph and benefits from streetlighting.

Previous Applications;

SMD/2020/0176 - Convert integral garage into a living room and add a window replacing the garage door – Conditioned by the Highway Authority.

Description of Proposal;

Earthworks and engineering works creating a flat area in which to establish a single storey garage for the storage of two cars.

Comment;

The proposed creation of the flat area is within the garden of No. 2 Church Lane and will provide off highway parking for vehicles. Access to the parking area will be via the existing gated access.

It is noted at the site visit that the works to reinstate the footway and setts to the full height as conditioned within previous application SMD/2020/0176 have not been carried out. A revised drawing showing the access arrangement as agreed should be submitted.



The proposal will not have a detrimental effect on the adopted highway. I have no objections on Highway grounds subject to the following condition being included on any approval:-

Notwithstanding the submitted drawing the applicant is required to submit a revised drawing showing the access arrangement as conditioned under SMD/2020/0176. The former redundant access crossing is to be reinstated, these works are to be carried out prior to the construction of the flat area/hardstanding and shown on the revised drawing.

REASONS;

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

Important Informative:

The works required within the above condition will require the relevant permit from our Traffic and Network Unit. The existing crossing to the site shall be reinstated to footway. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit 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

It is noted the reinstatement of footway/full height kerb works for the redundant access crossing previously approved under SMD/2020/0176 have not be carried out.

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