



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: OUTLINE

Applicant:

Mr J Sims Park Avenue, CHeadle, Staffordshire, ST10 1LZ

Officer: Tracey Lunn

Our Reference: SMD20220474

District Reference: SMD/2022/0474

Date Received: 14-Sep-2022

Date Responded: 28-Sep-2022

Particulars of Development:

Outline Planning Permission for erection of 2 detached houses with details of access (all other matters reserved)

Location of Development:

Land at the Southern end of, Quarry Bank, Hollington, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Sep-2022

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Quarry Bank or Main Road within 50m either side of the property access or Quarry Bank/Main Road junction in the previous five years.

Background;

The site is within an agricultural field and is located on Quarry Bank Road/Main Road junction. Quarry Bank Road is a D classification road (Road No. D1349) which is subject to a 60-mph speed limit. Main Road is a C classification road (Road No. C0009) and is subject to a 30mph speed limit. There are no footways along Quarry Bank Road or Main Road however, there is a streetlight at the junction.

Description of Proposal;

Outline Planning Permission for erection of 2 detached houses with details of access (all other matters reserved).

Comments on Information Submitted;

This is an outline application with means of access to the site all other matters are reserved.
 The site is currently within an agricultural field within the village of Hollington.

Access;

Access to the site will be via the existing vehicular access to off Quarry Bank.

Visibility;

Visibility splays at the access need to be provided in full (excluding trees but including vegetation, bushes, hedges, walls) in the interests of the safety of future occupiers of the dwellings.

Visibility splays at the junction of Quarry Bank with Main Road require the cutting back of lower vegetation and bushes. No trees need to be removed, or walls reduced to provide this splay. The clearing of vegetation in the splay will be an improvement at this junction.

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/2022/0474) 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:

- layout and disposition of buildings;
- Provision of parking, turning, and servicing within the site curtilage;
- Means of surface water drainage;
- means of preventing surface water flowing onto the highway;
- Surfacing materials

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 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 details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

Gates shall be repositioned a minimum of 5m rear of the carriageway edge and shall open inwards away from the highway.

The development hereby permitted shall not be brought into use until the visibility splays at the access shown on plan 2011/12/02 B have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

The development hereby permitted shall not be brought into use until the visibility splays at the junction of Quarry Bank with Main Road to the east across the Main Road frontage of the site, shown on plan 2011/12/02 B have been provided. The visibility splay shall thereafter be kept free of all vegetation (excluding trees) over a height of 900 mm above the adjacent carriageway level.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Should the access need to be widened, the access crossing to the site from the highway shall be constructed in accordance with submitted drawings and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides an overview of the permissions and licences and a further link to Dropped kerbs (Vehicle access crossings) where you can apply online.

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

Please email trafficandnetwork@staffordshire.gov.uk for further details.

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