



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: RESERVED MATTERS

Applicant:
L & S Developments Ltd
West View,
Rocester,
Staffordshire, ST14 5JY

Officer: David Plant

Our Reference: SMD20220509

District Reference: SMD/2022/0509

Date Received: 22-Sep-2022

Date Responded: 11-Oct-2022

Particulars of Development:

Application for Approval of Reserved Matters following Outline Approval relating to SMD/2019/0441

Location of Development:

Land Off, Smithy Lane, Mobberley, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 05-Oct-2022

CONDITIONS:

1. Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating maximum height of fence and hedge on the Smithy Lane frontage have been submitted to and approved in writing by the Local Planning Authority.
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.
2. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for reserved matters following outline SMD/2019/0441.

Proposed plans show a garage with a car parked in it. The car is shown as average size. However, the stated dimensions of the garage of 5.3m x 3.05m do not meet minimum dimensions to be classed as a parking space. The internal door further reduces available parking area and likelihood of the garage being used to park vehicles. However, the dimensions of the driveway (3.15m x 10m to the west side of the dwelling and

5.3m x 3.25m (scaled) in front of the garage) are adequate to park 3 vehicles and comply with parking standards.

Site plan shows 1m high fence and hedge on the site frontage to Smithy Lane. This will restrict visibility at the access. Front boundary treatment should be kept to a maximum height of 600mm to provide visibility for drivers leaving the access and drivers passing the access.

Smithy Lane is a short private road. Condition is recommended in the interests of the safety of all users of Smithy Lane.

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