



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 K Ball

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220472

District Reference: SMD/2022/0472

Date Received: 03-Oct-2022

Date Responded: 14-Oct-2022

Particulars of Development:

Erection of 2no. detached dwellings.

Location of Development:

Land South Of, Cresswell Old Lane, Cresswell, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 05-Oct-2022

1 The development hereby permitted shall not be brought into use until the visibility splay at the junction of Cresswell Old Road onto Cresswell Road to the northwest across the Cresswell Road frontage of the site shown in green on plan 00932 AL(0)01 rev J, within land under the control of the owner/s of plot 1 has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

2 The development hereby permitted shall not be brought into use until the visibility splays to the accesses to plots 1 and 2 shown on plan 00932 AL(0)01 rev J have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

3 The development hereby permitted shall not be brought into use until the accesses to the plots within the limits of the public highway have been completed.

4 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 carriageway edge.

5 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 00932 AL(0)01 rev I. The parking areas shall thereafter be retained unobstructed as parking areas for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with the submitted drawing 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 a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

The two visibility splay conditions are separated as provision of the splay from Cresswell Old Road onto Cresswell Road is of particular importance due to the higher classification and higher speeds of Cresswell Road. This splay must be safeguarded at all times.

Current records show that there were not any Personal Injury Collisions on Cresswell Old Road in the vicinity of the property accesses for the previous five years.

Similarly, there were not any Personal Injury Collisions on Cresswell Road within 120m either side of Cresswell Old Road within the previous five years.

There is a large existing cabinet in the turning area of plot 1. It may be appropriate to extend the landscaped area to include this to reduce risk of damage to cabinet and vehicles.

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