

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2022/0263

Officer: Tracey Lunn

Date Received: 22/06/2022

Date: 13/10/2022

Particulars of Development: New Field Access revised information received

Location of Development: Mill Lane Wetley Rocks

Conditional

A site visit was carried out on 07/06/2022.

Personal Injury Collisions;

Current records show that there are no Personal Injury Collision (PIC) on Mill Lane within 43m of the proposed access for the previous five years.

Background;

The application site is located on Mill Lane, Wetley Rocks. Mill Lane is a C classified road (road number C0316), along this section Mill Lane is subject to a 30mph speed limit and has streetlights. There is no footway provision fronting the proposed access. Mill Lane serves private residential properties and various public facilities including a church and St. John's Primary School is approx.35 metres south-east of the proposed access.

There is a daytime parking restriction along Mill Lane. It is noted there are speed humps along Mill Lane the nearest speed hump is approx.25m south-east of the proposed access.

Details of Proposal;

The proposal is to create a new field access off Mill Lane.

Comments on Information Supplied;

It is understood that the application is for the creation of a new vehicular access and dropped kerb off Mill Lane to provide access to the field for land maintenance purposes.

It was observed at the site visit that there is currently a mature hedgerow and trees running along the site boundary with Mill Lane.

It is noted (as detailed in submitted plan Drg No: 2021-2627-02E) the hedgerow at the point of the proposed access and a section of hedgerow to the south-east of the proposed access and 4 trees (tree reference T6, T9, T10 and T11) are to be removed.

Given the speed of the road 30mph visibility splays from the centre of the proposed access of 2.4m x 43m would be required and is detailed on the submitted plan Drg No: 2021-2627-02E.

It is noted gates are proposed 5m rear of the highway as detailed on submitted plan Drg No: 2021-2627-02E.

It is also noted the proposed access width has been increased from its originally proposed 3.7m to 4.2m to facilitate maintenance to the site and is detailed on submitted plan Drg No: 2021-2627-02E.

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/2022/0263) subject to the following conditions:

The development hereby permitted shall not be brought into use until the visibility splay shown on Drawing Number 2021-2627-02E has 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 access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous or suitably hard material for a minimum distance of 5m back from the site boundary in accordance with the approved plan.

Any gates shall be located a minimum of 5m rear of the carriageway boundary and shall open away from the highway.

REASONS

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that prior to the access crossing being constructed, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk 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>

NOTES TO PLANNING OFFICER:

This response is based on submitted Drg No: 2021-2627-02E received.

Commissioner for the Built County

On behalf of the County Council
As Highway Authority