



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 Ian Scarratt
1 Dorian Way,
Endon,
Staffordshire
ST9 9EP

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220245

District Reference: SMD/2022/0245

Date Received: 11-Oct-2022

Date Responded: 31-Oct-2022

Particulars of Development:

Proposed detached new build bunaglow

Location of Development:

Land opposite, 1, Dorian Way, Endon, Staffordshire, ST9 9EP

Recommendation Summary: Refusal

Site Visit Conducted on: 19-Oct-2022

1. Insufficient/conflicting information
2. Proposed development fails to provide adequate visibility at 'Access Gate' with consequent risk to highway safety.
3. Application shows fenceline immediately adjacent to carriageway, within adopted highway land.
4. Application shows public streetlight behind fenceline restricting access to the public highway safety feature.

REASONS

ALL In conflict with NPPF Paragraph 111; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety; contrary to the interests of the free flow of traffic; application includes land not in the ownership of the developer.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- Site plan with surrounding context;
- adequate visibility splay provided at each access;

- boundary line in correct location;
- unhindered access to lighting column;
- clarification of parking requirement/layout;
- clarification of 'secure access gate for maintenance to existing brook;
- no development within highway land;

are included in the application.

NOTES TO PLANNING OFFICER

Application is for a dwelling on generally vacant land partially used for parking.

Dorian Way is the adopted D1408. There is a service strip on both sides of Dorian Way. Red line shows land ownership up to the existing kerbline - this includes the service strip which is adopted highway. Site plan shows fenceline and development within the service strip. Railings have been erected on site within highway land. There is a streetlight which is shown on the site plan as being behind a fence. However, the streetlight is in highway land.

Revised drawings are required showing the actual extent of the site and excluding the service strip which is public highway land and cannot form part of the site. The developer should consult their deeds and contact land.charges@staffordshire.gov.uk to establish the actual boundary.

Development will not be permitted on the highway.

Whether or not this development proceeds, the railings have encroached onto highway land and must be removed and set back behind the highway boundary. Streetlight contractor will require unhindered access to the streetlight at all times.

The site plan shows no context apart from the watercourse. It does not show how the site relates to its surroundings, or how the site relates to the existing turning head or carriageway. There is a streetlight at the head of Dorian Way, but this is not shown on the plan.

Application form states a new or altered access is proposed. This is not clear on the plans.

There appears to be a 1.2m high close boarded fence immediately on the kerbline. This is shown on highway land as discussed earlier and will obstruct visibility. Adequate visibility splays must be provided at each access point.

The outline of five vehicles are shown. There is also a garage, but this is not dimensioned and there are no drawings of it. There is no explanation of why so many parking spaces are proposed.

A vehicle sized access is shown onto the public footpath.

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