



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 Neil Meyrick
 The Common,
 Dilhorne,
 Staffordshire,
 ST10 2PA

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220495

District Reference: SMD/2022/0495

Date Received: 12-Oct-2022

Date Responded: 01-Nov-2022

Particulars of Development:

Demolition of two workshop dwellings and the construction of three, one bedroom dwellings.

Location of Development:

THE OLD BARNS, Chapel Street, Cheadle, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 19-Oct-2022

CONDITION

1. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access to footway with full height kerb, which shall include the access crossing between the site and carriageway edge considered redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access considered redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.

2. No development shall take place, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) a site compound with associated temporary buildings;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities including means of dealing with water runoff;
- vi) mechanical road sweeper for existing carriageway;

REASON

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

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The existing access dropped crossing to the site to be made redundant by the proposed development shall be reinstated to footway with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH.

Due to the constricted nature of the site, construction works including service connections and deliveries will require traffic management on the highway. This will require approval from SCC Network Management. Details are available at Permissions and licences overview - Staffordshire County Council and Permission to temporarily manage traffic on the public highway - Staffordshire County Council. The developer should contact Network Management as early as possible to ensure road space can be booked and works programmed on the highway. The developer should allow adequate time for processing of the application.

NOTES TO PLANNING OFFICER

Application is to replace existing buildings with 3 1 bed dwellings.

Vehicular access to the site is possible, but it is restricted and includes a narrow pinch point. At the time of my site visit a vehicle was parked within the site, facing inwards. To exit the site the vehicle would need to reverse onto Chapel Street with restricted visibility (including no pedestrian visibility) past number 7 Chapel Street, adjacent to a public car park, onto a bend in the road close to a junction. There is no possibility of a vehicle turning within the site.

Whilst it is noted this is the existing arrangement, as the site is to be developed, it would be in the interests of highway safety to remove this hazardous access.

A vehicle is shown on the submitted drawings, but D&A states no parking is to be provided, only access for loading. No turning area is proposed nor is any practically possible without significant reduction in the scale of the proposed development.

Condition is recommended above to close the access to vehicular traffic.

Site is in Cheadle Town Centre, a highly sustainable location with access to public transport. Public parking is available nearby.

Construction works will need to be carefully considered and managed to avoid unnecessary disruption and inconvenience to neighbours and users of the highway. Access to the site is restricted and site is virtually surrounded by other development.

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