



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 Paul Climpson
THE MONKHOUSE,
Prince George Street,
Cheadle
ST10 1HX

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220511

District Reference: SMD/2022/0511

Date Received: 31-Oct-2022

Date Responded: 16-Nov-2022

Particulars of Development:

New detached dwelling house and garage with family guest accommodation

Location of Development:

THE MONKHOUSE, The Monkhouse, Prince George Street, STOKE-ON-TRENT, ST10 1HX

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Nov-2022

CONDITIONS

1. No deleterious material shall be deposited on the public highway.
2. Prior to commencement of excavation, wheel cleaning/ washing facilities shall be provided within the site in accordance with details to be approved in writing by the local planning authority. The approved facility shall be utilised by all vehicles exporting excavated material. Arrangements shall be made to prevent water discharging from the approved wheel cleaning/washing facility onto the public highway.

REASONS

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

NOTES TO PLANNING OFFICER

Application is for a dwelling and detached garage with accommodation above. There is a previous approval for two dwellings on the same part of the site.

Several previous applications have been submitted for this overall site. The three bungalows have been constructed. Conditions associated with previous applications have been complied with. The access is surfaced. Drainage interceptor has been provided. Access gradient and visibility splays were discussed with

the developer during construction works and have been provided as agreed and approved by Planning Permission.

Previous applications included conditions for wheel washing and associated matters which are repeated for this application. It is anticipated that measures taken for the previous construction works will also be applied for this proposal.

Dimensions of the garages are not stated. The detached garage scales at 5m deep x 9.9m wide. 5m does not take into the doors to the storage areas which will open into the parking bays. The detached garages are not deep enough to count towards parking provision.

The integral garages are not dimensioned but scale at 7m deep x 6.3m wide. The 6.3m does take into account the opened internal door. Integral garages are large enough to be used for practical parking and count towards parking provision.

However, there is adequate parking within the site without needing the 3 detached garage spaces for parking standards.

Current records show that there were no Personal Injury Collisions on Prince George Street within 50m either side of the property access in the previous five years.

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