



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
Application Type: RESERVED MATTERS

Applicant:
 Mr Ryan Macindoe
 Rydings Road,
 Rochdale,
 OL12 9PS
Officer: David Plant

Our Reference: SMD20210536V1

District Reference: SMD/2021/0536

Date Received: 13-Sep-2022

Date Responded: 22-Nov-2022

Particulars of Development:

Reserved matters application for approval of appearance, landscaping, layout, and scale to provide: 157 residential dwellings (Class C3) providing a mix of two, three and four bedroom houses, and two bedroom apartments; 6 x live / work units (Sui Generis)

****REVISED INFORMATION 13/09/2022****

Location of Development:

Land at Barnfields Industrial Estate, Sunnyhills Road, Leek, Staffordshire, ST13 5RJ

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Nov-2022

1. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
2. The garages indicated on the approved plan 21039 01 G shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.
3. Prior to first occupation of any permitted new dwelling the parking area for that dwelling shall be provided and surfaced in a bound material for a minimum distance of 5m rear of the proposed highway boundary and shall thereafter be retained for the life of the development for their designated purposes.
4. Surface water drainage interceptor, connected to a surface water outfall, shall be provided across the access immediately to the rear of the highway boundary of any driveway/access which falls towards the highway.
5. Notwithstanding details of the 9.8m long refuse vehicle submitted, before the development is submitted for adoption technical approval, swept path of minimum 11.2m long refuse vehicle or of dimensions confirmed by SMDC Refuse collection contractor shall be first submitted to and approved in writing by the Local Planning Authority

REASONS

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

1, 2 To comply with SMDC Local Plan Parking Standards.

4 To prevent surface water flowing onto the highway.

5. To ensure the roads are constructed to an adoptable standard and dwellings can be serviced by refuse vehicles.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The works required for the proposed internal road network which are to be proposed for highway adoption require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please see

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

The construction of the accesses from the highway shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

Application is for reserved matters following outline approval SMD/2014/0750 where access was approved.

Access was considered at OUT stage where appropriate conditions were included.

This response is based on revised Proposed Site Layout drawing 21039 01 G

Parking layout meets SMDC Local Plan standards. Garages are generally required to be used as parking to meet the standards. Detached single and double garages have internal piers which reduce internal width to 2.8m. However there is space away from the piers to meet the internal width standard of 3m.

Swept path drawings of refuse vehicle of 9.86m long have been submitted. However, there is no substantiation as to why the relatively small 9.86m has been submitted. Vehicle is titled Staffordshire Refuse Vehicle. What is this based on? During technical approval process swept path of larger refuse vehicle will be required or written confirmation of size of refuse vehicle used by SMDC refuse collection contractor. Refuse collection contractor has confirmed to highways that refuse vehicles of 11.86m length are used.

The 'detached' footway between plots 80 to 73 and connecting to Sunnyhills Road needs to be repositioned such that it is directly adjacent to the carriageway. Additional connections to Sunnyhills Road would be desirable.

There appears an extensive area of block paving between plots 62 and 109 with strips of differing paving. It is not clear from the hard landscaping drawing what the footway surfacing material is. This large extent of block paving may not be adoptable. If it ultimately is, it will be subject to a significant commuted sum. As this is part of the main route through the site, full height kerb upstand will be required. These materials should be reconsidered and replace with more traditional bituminous materials.

Parking for plot 154 appears impractical. Layout to the east of Barnfields Road should be reconsidered. The two culs de sac should link together to provide a loop which would improve access. Part of this area is in conflict with adjacent planning application for Croda SMD/2022/0498 where a commercial building is proposed in the same position as plots 145 to 154. Clarification of this is required.

There appears to be a link through adjacent to plot 35 off the main access point through to cul de sac at plot 30. This appears on proposed site layout drawing and Road Adoption drawing with unclear hatching but not on the hard landscaping drawing, though the gap between plot 35 and Sunnyhills Roads is still there. Clarification of this is also required.

It is noted that the parking formerly shown on the land reserved for future railway station has been removed. Parking for the 4 x 2bed apartments and restaurant/cafe appears to be shown grouped together. There appears to be a shortfall in parking provision based on local plan standards. Additional parking may need to be considered. It is not clear where the target market is for the restaurant/cafe. In the longer term, parking may be provided within the land reserved for future railway station.

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