



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 A R Alcock C/O Hewitt & Carr Architects
 17-19, Daisy Bank House, Leek Road,
 Cheadle,
 ST10 1JE
Officer: David Plant

Our Reference: SMD20210491V5

District Reference: SMD/2021/0491

Date Received: 22-Nov-2022

Date Responded: 12-Dec-2022

Particulars of Development:

Approval of reserved matters, appearance, landscaping, layout and scale in relation to SMD/2016/0811

Location of Development:

Land Off Tenford Lane TENFORD LANE

Recommendation Summary:

Site Visit Conducted on: 07-Sep-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the parking and turning areas for each individual plot have been provided in accordance with the approved plans 00438 AL(0)17 I. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
2. No individual plot on the development hereby permitted shall be brought into use until the access to that individual plot has been completed.
3. Prior to first occupation of any permitted new dwelling the parking area and turning area for that dwelling shall be surfaced in a bound material for a minimum distance of 5m rear of the highway boundary, which shall thereafter be retained for the life of the development.
4. Garages shall be minimum internal dimensions of 3m x 6m in accordance with the approved drawings and shall be retained for the parking of cars and bicycles and shall not be converted to living accommodation without the written approval of the Local Planning Authority.
5. Any driveway/parking area of any plot which falls towards the highway shall be constructed with a drainage interceptor sited immediately rear of the highway boundary, with outfall to SUDS or surface water drainage system.
6. The development hereby permitted shall not be brought into use until details of the 2.4mx20m visibility splays at internal junctions have been submitted to and approved in writing by the Local Planning Authority.. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

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.

Due to carriageway widths, the internal roads may not be suitable for adoption (see notes below) In which case exemption under S219 Highways Act 1980 will be required.

This estate road and drainage layout will require approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities.

NOTES TO PLANNING OFFICER

This form X is in response to revised consultation received 22nd November 2022. There is no covering letter of other information detailing what changes have been made. The revisions box on drawing 00438AL(0)17 Rev I is blank, despite the drawing being revision I.

Drawing 00438 AL(0)16 A clearly shows garages with internal dimensions to meet minimum parking standard.

The undeveloped cul de sac which had been removed is now reinstated but with dwellings served off it.

The apparent pedestrian link to Tenford Lane between plots 33 and 34 on drawing 00348 AL(0)22 C has been removed. This reduces pedestrian connectivity. This should be reconsidered.

At outline stage, highways provided comments on site plan 00438 AL(0)04. The drawing approved under SMD/2016/0811 was 00438 AL(0)04 A. This drawing shows culs de sac narrower than those seen by highways. Cul de sac of (scaled, not dimensioned) 4.2m and 4.5m may not meet adoptable standard. Applicant is advised to submit S7 technical approval application at the earliest opportunity to establish if the roads can be adopted or if they need to be increased in width. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and any changes may necessitate the submission of further planning applications.

As this is an REM application, there are highway conditions included on the OUT approval which consider access and will need to be complied with.

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