

From: [Haywood, Ben](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2019/0591 - Westbourne, Uttoxeter Road, Upper Tean
Date: 17 January 2023 15:44:01
Attachments: [image001.png](#)

Ben Haywood
Head of Development Services
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From: Plant, David (E,I&S) <>
Sent: 17 January 2023 15:34
To: Haywood, Ben <Ben.Haywood@highpeak.gov.uk>
Subject: RE: SMD/2019/0591 - Westbourne, Uttoxeter Road, Upper Tean

Hi Ben,

Apologies for delay.

Parking – 2 spaces for the 3 bed dwellings is ok. 4 bed dwellings need 3 spaces. 2 garages are shown but these are so close to the access, any vehicle parking in front of the garage while opening or closing it, would obstruct the access. If the access is to be adopted, we would require 6m between face of garage and highway boundary. I'd recommend the same for a private access.

I take it the existing parking for the existing dwelling will remain unchanged?

Extents of visibility splays are shown at very small scale. Splay to the north may be achieved but would require vegetation in the third part boundary hedge to be cut back. Splay to the south passes over third party land and would require removal of hedge outside the ownership of the applicant. There is nothing to suggest that this can be delivered. Splays need to be within the red line or on highway land.

Streetlight and sign should be shown clearly on the drawing. They are referenced and arrowed but the actual location (existing and potential relocation) is not entirely clear.

Access is straightened, dimensioned as 4.5m wide and moved away from the boundary. This is an improvement. At 4.5m, access would need to remain private.

Extent of the footway is not clear. Footway for full length of access

would not normally be required for 7 dwellings. Footway is annotated on north side but there is a line across the footway. Is this the end of the footway? Stated dimensions of 1.440m, 1.503m and 1.706m are too narrow for a footway. What is the strip in front of the dwellings? Footway? Service strip?

I trust this is of use,

Regards,

Dave



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From: Haywood, Ben <Ben.Haywood@highpeak.gov.uk>
Sent: 04 January 2023 11:53
To: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>
Cc: Billie Chell <billie.chell@hcarchitects.co.uk>
Subject: FW: SMD/2019/0591 - Westbourne, Uttoxeter Road, Upper Tean

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Hi Dave

Happy new year!

I don't seem to have had a response to my email below. Apologies if I have missed something

Thanks

Ben

Ben Haywood

Head of Development Services

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From: Haywood, Ben
Sent: 02 November 2022 18:47
To: Plant, David (E,I&S) <david.plant@staffordshire.gov.uk>

Subject: FW: SMD/2019/0591 - Westbourne, Uttoxeter Road, Upper Tean

Hi Dave

Could I have your updated comments on the email below please

Thanks

Ben

Ben Haywood

Head of Development Services

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From: Rob Duncan <rob78duncan@gmail.com>

Sent: 02 November 2022 14:57

To: Haywood, Ben <Ben.Haywood@highpeak.gov.uk>

Cc: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>; <natalie.hewitt@hcarchitects.co.uk>
<natalie.hewitt@hcarchitects.co.uk>; Billie Chell <billie.chell@hcarchitects.co.uk>

Subject: SMD/2019/0591 - Westbourne, Uttoxeter Road, Upper Tean

Hi Ben

I am contacting you in respect of the above application, which was previously being handled by Ailsa Berry. We do not know who is dealing with it now, hence contacting you directly.

Ailsa had emailed us on the 14th September 2020 raising three issues with the proposal:

1. Flood Risk / Drainage Objections
2. Highway Objections
3. Conflict of the proposal with the newly adopted Local Plan which meant the Council was able to demonstrate a five year supply of housing

I deal with each of these in turn below:

Flood Risk / Drainage

Following the submission of a drainage strategy, the LLFA has removed their objection. The EA raised no objections subject to compliance with the submitted FRA. We therefore consider this issue to be addressed.

Highway Safety

I would be grateful if you would find attached a revised site plan (01014 - AL(0)02A) which shows revisions to the site layout / access incorporating the following matters to address Dave Plant's concerns:

- Each dwelling shown to have two off-street parking spaces
- Parking for the existing dwelling is to the front of the existing property, accessed via the existing driveway
- Visibility splays shown to north and south of new access

- Relocation of streetlight and sign shown
- Access realigned to have width of 4.5m
- Boundary treatments indicated as requested
- Access re-aligned to be straight
- Pedestrian footway along new access will connect with existing pedestrian footway, providing direct connectivity with Upper Tean village

Conflict with Local Plan

In terms of the conflict of the proposal with policies SS10 and H1 of the Local Plan, things have moved on since Ailsa's email, as the latest Housing Land Supply Statement demonstrates that the Local Authority can no longer demonstrate a five year supply of housing (4.21 years supply). Consequently the presumption in favour of sustainable development is engaged by this proposal.

The submitted proposal will make a valuable contribution towards helping the Local Authority meet its housing shortfall, and given that the five year supply of housing lasted only 7 months, we submit that the social benefits of this proposal in providing new housing carries significant weight. The proposal will also derive significant economic benefits by generating 30.1 jobs within the construction industry and associated supply chain*, along with a one off spend of £35,000* within the local economy, along with a subsequent spend of £65,715* per annum. Environmental benefits will also ensue as a result of delivering new dwellings in a sustainable location that is within comfortable walking and cycling distance (680m) of the day-to-day services on offer within Upper Tean, and which also benefit from close proximity to public transport connections to the wider area (430m).

The proposed development will not have a strident visual impact within the landscape and its northwestern boundary will abut up to the new housing development approved under application SMD/2018/0509 and which is currently subject to its Reserved Matters application. The latest site layout for that scheme is overlain onto the submitted plans to show how the two schemes will inter-relate to one another. We submit that no adverse impacts will arise to significantly and demonstrably outweigh the benefits of the development, and that consequently the conflict of the proposal with policies SS10 and H1 of the Local Plan is clearly outweighed by other material considerations.

*SMDC's Quantifying the Economic Impact of Development Report refers.

I would be grateful if you would please advise who is now dealing with this application in order that we may now bring matters to a conclusion.

Should you have any queries in this regard please do not hesitate to contact me.

Kind Regards

Rob Duncan
on behalf of Hewitt & Carr Services Ltd.

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