



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 Nigel Wibberley
 Ipstones Edge,
 ST10 2LR

Application Type: RESERVED MATTERS

Officer: David Plant

Our Reference: SMD20220340V3

District Reference: SMD/2022/0340

Date Received: 09-Feb-2023

Date Responded: 13-Feb-2023

Particulars of Development:

Approval of all reserved matters in relation to outline planning permission SMD/2020/0413.
 Redevelopment of former public house and associated car parking to eight residential houses.

****Revised information 09/02/2023****

Location of Development:

THE MINERS REST 158, Froghall Road, CHEADLE, ST10 2DN

Recommendation Summary: Conditional

Site Visit Conducted on: 15-Feb-2023

Conditions:

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan ref. 12653 15B, 16B and 17B have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
2. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority.
3. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 12653A (CH) 13B. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
4. 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;

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This consent will require approval under Section 7 of the Staffordshire Act 1983 and as it is to remain private, will require exemption under Section 219 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.

NOTES TO PLANNING OFFICER

Application is a reserved matters application for residential development on a former public house site.

Highway issues highlighted in previous responses have been addressed. Land ownership is now correct, with majority of visibility splays now over highway land. Parking provision has been increased.

The CEMP is vague. 'The siting of temporary accommodation will be undertaken by the rental supplier' - gives no certainty over location. Contractors ... will park in designated on site parking areas. - where are these, will there be enough space. 'All materials will be delivered to the designated zone' - where is this? 'Wheel washing to prevent contamination of the public highway' - how will this be determined? what form will it take? where will water run off go? Road sweepers?

A photograph of a plan has been submitted (on 6th December 2022) but there is no key to the coloured areas.

Perhaps a more detailed CEMP should be submitted at a later date.

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