



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: OUTLINE

Applicant:

Officer: David Plant

Our Reference: SMD20230026

District Reference: SMD/2023/0026

Date Received: 14-Feb-2023

Date Responded: 27-Feb-2023

Particulars of Development:

Outline Planning Permission for a New Residential Dwelling House with associated gardenland, boundary fencing, paths, car parking and new access driveway. All matters reserved.

Location of Development:

Land Adjacent 4 Brookfield Close Whiston

Recommendation Summary: Conditional

Site Visit Conducted on: 15-Feb-2023

CONDITIONS

1. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- point of access;
- layout and disposition of buildings and roads;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage;
- Surfacing materials;

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2. The development hereby permitted shall not be brought into use until details of the cutting back of the vegetation on the Brookfield Close frontage of the site to in line with the back edging of the footway such that it does not grow over the footway have been submitted to and approved in writing by the Local Planning Authority. The vegetation on the Brookfield Close frontage shall thereafter be cut back and maintained in line with the back edge of the footway such that it does not grow over the footway for the life of the development.

3. Details pursuant of the reserved matter consent shall indicate visibility splays of 2m x 30m at the site access and shall show no obstruction within the visibility splay over a height of 600mm above the adjacent carriageway level.

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 dropped crossing to the site shall be constructed in accordance with drawings to be submitted at REM stage and SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form (or email to trafficandnetwork@staffordshire.gov.uk)
Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application is in outline with all matters reserved for a dwelling.

Highways were initially consulted on 2nd February 2023. However, Site Plan drawing was not made available until 14th February 2023.

There is a hedge on the frontage of the site which is growing significantly over the existing footway. In order to provide visibility at a future access point, this hedge will need to be cut back to the back of the footway.

This hedge will need to be cut back regardless of whether or not this application proceeds as the footway is currently obstructed by the overgrown hedge. The footway is approximately 1.8m wide but the growth of the hedge leaves only 900mm available for use by pedestrians at the time of my site visit.

Current records show that there were no Personal Injury Collisions on Brookfield Close, or on Whiston Eaves Lane within 50m either side of the Brookfield Close junction in the previous five years.

There are a streetlight and a telegraph pole on the site frontage which are not shown on the drawings.

Proposed parking must comply with Local Plan standards, including garage sizes if appropriate.

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