



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:
Keepmoat Homes Limited

Officer: David Plant

Our Reference: SMD20220249V2

District Reference: SMD/2022/0249

Date Received: 03-Mar-2023

Date Responded: 07-Mar-2023

Particulars of Development:

Full Planning Application for residential development of 67 houses

Revised Information 03/03/2023

Location of Development:

Land Off, Cheadle Road, Upper Tean, Staffordshire,

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 (maximum achievable and to DMRB) shown on plan P21-1771 SK04 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 details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

- access construction;
- footway, including linkages to existing;
- relocation of street name plate (if necessary);
- relocation of telegraph pole (if necessary);
- relocation of lighting column (if necessary);

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

3. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site accesses to verge with full height kerb, which shall include the access crossing between the site and carriageway edge and field gates made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as verge with full height kerb in accordance with the approved plans.

4. The submitted and hereby approved Travel Plan shall be implemented in accordance with the timetable set out in the plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date planning consent to the Local Planning Authority for approval for a period of

5 years from first occupation of the development permitted by this consent. Details of Travel Plan Coordinator and monitoring reports to be sent to smarter.travel@staffordshire.gov.uk

5. 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;

6. 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.

REASONS

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

3. To avoid a proliferation of redundant access crossings and disused field access points:

4. To promote alternative sustainable modes of transport;

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This estate road and drainage layout will require Technical 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. 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 conditions requiring off-site highway works 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 or email to (road.adoptions@staffordshire.gov.uk). 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

Conditions requiring Highway Works Agreement can be discharged on confirmation of commencement of Highway Works Agreement.

This response is issued on the understanding that the developer enters into a S106 agreement or UU for payment of Travel Plan Sum of £10000

If it becomes apparent that the lighting column in the access will need to be relocated this will need to be done by SCC PFI contractor Eon. It may be that adjacent columns will also need to be relocated to provide adequate street lighting coverage. This will be at the developers expense and extent of works should be established at an early stage.

Please contact lightingforstaffordshire@eonenergy.com

NOTES TO PLANNING OFFICER

This recommendation of approval is based on revised details received 15th February 2023 13:06, subsequent discussions with Planning Officers and superceeds previous recommendation of refusal.

Consultants comments regarding appropriate standards are disregarded. DMRB is the appropriate standard, can be achieved and must be provided to achieve a safe access.

Parking arrangements for some of the 4 bedroomed dwellings are contrived, disjointed and some are separate from the dwellings. However, while not ideal, standards are just about met.

Integral garages are not of uniform shape and are of inadequate size to meet parking standards.

However, this affects a small number of smaller properties.

LPA should satisfy themselves that the parking provision is acceptable.

Footway is provided on the site frontage but remote from highway, behind the existing hedge. This is a requirement of the LPA and is acceptable to highways subject to adoption of the footway link as highway.

There is a street name plate, a telegraph pole and a streetlight which do not appear on the plans but which are close to the proposed access point and may require relocation - hence condition above.

The bulk of the Travel Plan is acceptable, however, the smarter.travel@staffordshire.gov.uk email address should be included as a contact for informing SCC of the TPC details and for sending monitoring reports to.

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