



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:

Mr, PHIL LEESE 13 Cherry Tree Lane, Biddulph Moor,
 Stoke on Trent, Staffordshire, ST8 7PA

Officer: Tracey Lunn

Our Reference: SMD20230064

District Reference: SMD/2023/0064

Date Received: 21-Feb-2023

Date Responded: 08-Mar-2023

Particulars of Development:

Outline permission with details of access for a proposed dwelling (all other matters reserved)

Location of Development:

13 Cherry Tree Lane, Biddulph Moor

Recommendation Summary: Conditional

Site Visit Conducted on: 16-Aug-2022

Personal Injury Collisions;

Current records show that there were no Personal Injury Collision (PIC) on Cherry Tree Lane within 43 metres of the property for the previous five years.

Background;

The property is located on Cherry Tree Lane (Road No. D1198), a D classification road, which is subject to a 30mph speed limit and benefits from streetlights and footways.

Previous Applications;

SMD/2022/0430 - Proposed single storey side extension to existing dwelling and proposed new access and driveway to Cherry Tree Lane – Acceptable to the Highway Authority.

Description of Proposal;

Outline permission with details of access for a proposed dwelling (all other matters reserved)

Comments on Information Submitted;

This is an outline application with means of access to the site all other matters are reserved.

The site is currently within the garden of 13 Cherry Tree Lane within the village of Biddulph Moor.

Access to the site will be off Cherry Tree Lane. Two vehicle access crossings are proposed to provide vehicular access to the parking areas as detailed on Drawing No. P314-200 Rev A. The applicant is requested to provide a revised plan showing a visibility splay of 2.4m x 43m in both directions which is a requirement of roads with a 30mph speed limit and should be drawn to the nearside kerb. This should be in land under the applicants control and be kept clear from any vegetation or obstructions.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2023/0064) subject to the following conditions:

Notwithstanding any details shown on the submitted plans no development shall be commenced until the following is submitted:

- 2.4m x 43m visibility splays drawn from the centre of the proposed access to the nearside kerb in both directions.

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:

- layout and disposition of building;
- Provision of parking within the site curtilage for the proposed property. Provision of parking for the host property (No.13 Cherry Tree Lane) within its curtilage. Off highway parking for both properties shall be in-line with Staffordshire Moorlands Parking Standards, provision for a 4-bedroom property requires 3 spaces, up to a 3-bedroom property requires 2 spaces. Garages shall have minimum internal spaces of 6m x 3m for single or 6m x 6m for double garages.
- Means of surface water drainage;
- Surface water drainage interceptor and drainage to SUDS principles;
- Surfacing materials

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

Access shall be ungated.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that should planning permission be granted the access crossing works would require Section 184 Notice of Approval from Staffordshire County Council. The link below provides an overview of the permissions and licences and a further link to Dropped kerbs (Vehicle access crossings) where you can apply online. <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> .

Please email trafficandnetwork@staffordshire.gov.uk for further details.

Note to Planning Officer:

This is an outline application with means of access to the site all other matters are reserved.

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