



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 D. Oakes ORCHARD FARM, Orchard Farm, Churchill Road, STOKE-ON-TRENT, ST10 1DJ

Officer: Nawaz Malik

Our Reference: SMD20200198

District Reference: SMD/2020/0198

Date Received: 16-Mar-2023

Date Responded: 05-Apr-2023

Particulars of Development:

Outline permission for residential development

Location of Development:

ORCHARD FARM, Orchard Farm, Churchill Road, STOKE-ON-TRENT, ST10 1DJ

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Mar-2023

Personal Injury Collisions

Current records show that there was not any personal injury collision (PIC) on Churchill Road within 43m of the development site for the previous five years.

Background

Churchill Road is an unclassified road (Road No. D1150) with a speed limit of 30mph. Churchill Road has footways either side of the carriageway. The road lit.

Description of Proposal

Outline permission for 16 residential dwellings with all matters reserved except access.

Comment on Information submitted

An indicative site plan has been provided as drawing no. PL/CR/102 Rev C. The plan shows 16 residential dwellings which compose of 5 at 2 bedrooms, 11 at 3 bedrooms.

Appendix B (drawing no. SK22296-001) of the Transport Statement provides the visibility splay for the proposed access. Which is in line with the guidance.

The same drawing also shows the access road is proposed at 5m in width with 1.8m footway/service strip on either side of the carriageway. We recommend a 2m footway is provided instead of a 1.8m footway/service strip.

Car parking shall be in accordance with Staffordshire Moorlands District Council Parking Guidance. Cycle parking shall also be provided.

Require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links.

Location of waste bins shall be provided on any revised plans. Appendix B provides a swept path analysis for a 9.860m refuse vehicle.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 Prior to the first occupation of the development the site access broadly indicated on submitted Dwg No. SK22296-001 shall be provided and completed within the limits of the public highway.
- 2 Notwithstanding submitted drawings all footways shall be a minimum of 2m.
- 3 Prior to first occupation of the proposed development the 2.4 x 43m vehicle visibility splays indicated on Dwg No. SK22296-001 shall be provided and thereafter retained for the life of the development with nothing placed or retained above the level of the adjacent carriageway exceeding 600mm in height.
- 4 No dwelling shall be occupied until such time as the associated driveway has been surfaced in a bound material, and sustainably drained, in accordance with details to be agreed in writing by the Local Planning Authority.
- 5 Car parking shall be provided within the site prior to the first occupation of the development in accordance with a scheme that has first been submitted to, and approved in writing by, the Local Planning Authority and retained for the lifetime of the development.
- 6 Secure, covered and safe cycle parking facilities shall be provided within the site prior to the first occupation of the development in accordance with a scheme that has first been submitted to, and approved in writing by, the Local Planning Authority. The approved facilities shall be retained in perpetuity.
- 7 Prior to the commencement of any construction, including demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The approved management plan shall include details relating to construction access, hours of construction, routing of HGV's, delivery times and the location of the contractors compounds, cabins, material storage areas and contractors parking and a scheme for the management and suppression of dust and mud from construction activities including the provision of a vehicle wheel wash. It shall also include a method of demolition and restoration of the site. All site operations shall then be undertaken strictly in accordance with the approved CEMP for the duration of the construction programme.

This is an outline application with only means of access to the site to be determined at this stage. The submitted indicative plan is taken as purely indicative, accordingly the internal layout and access to individual plots have not been assessed in detail and will be considered fully at reserved matters stage.

INFORMATIVE

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 (trafficandnetwork@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>

