



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands, Development Control Manager

Applicant:
 MICHAEL DOWNS LEEK COHOUSING LTD ALBION MILL
 LEEK ST135NT
Officer: David Plant

Application Type: FULL

Our Reference: SMD20210664V2

District Reference: SMD2021/0664|

Date Received: 20-Apr-2023

Date Responded: 09-May-2023

Particulars of Development:

CONVERSION OF THREE EXISTING LOCAL HERITAGE BUILDINGS TO FORM A SINGLE DWELLING HOUSE

Location of Development:

LAND AT THORNCLIFFE LANE
 BLACKSHAW MOOR
 LEEK

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Apr-2023

1 The development hereby permitted shall not be brought into use until the visibility splays shown on plan SCP/18101/F03 E have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

3 Gates at the access point shall be relocated to a minimum of 5m rear of the carriageway edge and shall open inwards away from the highway.

4 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

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

NOTES TO PLANNING OFFICER

This site is not in the most sustainable of location, in that there are few facilities within easy walking distance. There are no footways along Thorncliffe Lane. However, the site forms part of the former Anzio camp and the buildings are existing.
 There are no highway safety or capacity reasons to object to this proposal.

Submitted drawing SCP/18101/F03 E shows an improvement in the access width, but which stops short of the access point itself. Condition above recommends bound material at the access point.

Current records show that there were no Personal Injury Collisions on Thorncliffe Road within 215m either side of the property access in the previous five years.

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