Form X

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

Applicant:
Mr and Mrs Bickley C/O Sammons Architectural Ltd 10, Cawdry Buildings, LEEK, ST13 6JP

Application Type: OUTLINE

Officer: Tracey Lunn

Our Reference: SMD20230167

District Reference: SMD/2023/0167

Date Received: 02-May-2023

Date Responded: 18-May-2023

Particulars of Development:
Outline application with details of access (all other matters reserved) for a single dwelling

Location of Development:
LAND OFF,Basford View,Cheddleton,Staffordshire,

Recommendation Summary: Conditional

Personal Injury Records;
Current records show that there were not any Personal Injury Collisions on Leek Road within 50 metres either side of Basford View's junction with the Leek Road from 31st December 2015 to 31st December 2020. Basford View is a private road. Staffordshire County Council do not hold Personal Injury Collision records on private roads.

Background;
The site is located off Basford View which is a private single-track road with some passing places and serving several residential properties.

Basford View's junction with the A520 Principal Road has a speed limit of 30 mph and a speed camera along this stretch. The junction is wide enough to accommodate vehicles accessing,egressing and passing at this point,allowing traffic to exit the A520 unhindered. It is therefore suitable to accommodate the additional traffic generated by the new development off the private road.

Leek Road (A0520) is a primary route connecting Stafford and Stone to Leek. There is a bus service from Hanley to Leek with a bus stop within a 5-minute walk of the site providing public transport to Leek (approx.3 miles) and Hanley (approx. 7 miles).

Proposal;
Outline application with details of access (all other matters reserved) for a single dwelling.

Comments on Information submitted:
The application is an outline planning permission with access all other matters reserved for the construction of a single detached dwelling within land to the south of Basford View.

There are no objections in principle on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

Before the development hereby approved is commenced,full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Layout of site and disposition of buildings and provision of adequate parking and turning within the site curtilage. Provision of parking shall be in accordance with Staffordshire Moorlands District Council's adopted parking standards. All parking spaces shall be a minimum width of 2.4m and a minimum length of 4.8m per car. Any garages shall have minimum internal dimensions of 6x3m for a single garage or 6x6m for a double garage.
- Means of surface water drainage;
- Surfacing materials;
- Surface water drainage interceptor immediately to rear of highway boundary and drainage to SUDS principles;

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

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 and porous 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.

Reasons
To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer:
Application is in outline with only access to be determined. An indicative site plan showing parking for 2 vehicles (Drg. No. 2022-2695-03 Rev B) has been submitted,this plan has not been considered in this response.

Access to the proposed site is off Basford View which is a private road and therefore does not connect with the public highway. The developer should ensure they have appropriate rights and permissions to carry out the work.

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