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 McNemey,
Brampton,
Cheddleton Road,
LEEK, ST13 5QZ

Application Type: FULL

Officer: David Plant

Our Reference: SMD20230217

District Reference: SMD/2023/0217

Date Received: 17-May-2023

Date Responded: 06-Jun-2023

Particulars of Development:
Proposed temporary access for construction purposes

Location of Development:
BRAMPTON,Brampton,Cheddleton Road,LEEK,ST13 5QZ

Recommendation Summary: Refusal

Site Visit Conducted on: 24-May-2023

1. Proposed access is of over steep gradient contrary to the interests of highway safety

2. Proposed access will obstruct pedestrian movements.

3. Proposed developments fails to define adequate turning area for large vehicles.

REASONS

ALL In conflict with NPPF Paragraph 110; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a temporary access for construction of an extension.

Access is stated as being at a gradient of 1:6. By comparison,maximmum highway gradient at a junction is desirable 1:20. Maximum highway gradient away from junction is 1:14. Maximum gradient for private driveway is 1:10. 1:6 is extremely over steep particularly for heavy delivery vehicles . This cannot be considered safe and reasonable.

There is evidence of pedestrians walking on the verge. Proposal will obstruct this pedestrian desire line.

No turning area is shown for large delivery vehicles. Reversing onto A520 is not acceptable. the only option is to turn on the existing driveway. This raises the question of why not use the existing driveway for access.

There is no reference to surfacing or drainage. In heavy rain,access would create a steep ramp to discharge surface water directly onto the highway.

Proposal would create a scar on the verges and dry stone wall.

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Proposal will reduce clearance to overhead lines.

It is inappropriate to inconvenience users of the highway and compromise highway safety for all users of the highway simply to avoid inconveniencing two neighbours during construction works. Any incidental damage to the driveway can be more easily fixed than the intentional damage to the highway verge caused by this proposal.

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