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 D Price
MOOR VIEW
KINGSLEY ROAD
CELLARHEAD
STAFFORDSHIRE ST9 0DJ

Application Type: REMOVAL OF CONDITION

Officer: David Plant

Our Reference: SMD20230248

District Reference: SMD/2023/0248

Date Received: 24-May-2023

Date Responded: 13-Jun-2023

Particulars of Development:
emoval of Condition 2 of Application 99/00909/FUL to permit commercial use of the existing fishing pond and associated erection of a Fishermans' hut and provision of car parking.Staturory consultation period Removal of Condition 2 of Application 99/009

Location of Development:
MOOR VIEW KINGSLEY ROAD CELLARHEAD STAFFORDSHIRE ST90DJ

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Jun-2023

CONDITIONS

1. The development hereby permitted shall not be brought into use until details of the2.4mx65m to the west and 2.4mx110m to the east visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

2. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans 1830-AL02B. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

3. The fishing pool shall be restricted to a maximum of 5 persons at one time.

REASONS

ALL To comply with NPPF paragraph 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

1. To provide improved visibility splay at the access in the interests of highway safety

3. To ensure no more visitors than available parking spaces.

NOTES TO PLANNING OFFICER

Proposal is to allow commercial use of an existing fishing pool.

Five parking spaces are proposed. Access is existing and in current use. Visibility at the access is restricted in both directions by vegetation on the site frontage. Visibility can be improved in both

directions by cutting back of vegetation on the site frontage. This is required by the intensification of use of the existing access and will benefit future users of the fishing pool and existing users. Dimensions stated in the condition are to the limit of blue land and extend into highway land. Visibilty splay to the east extends beyond the limit of the drawing.

Five parking spaces are shown on the drawings. No justification is given for this level of provision and fishing pools are not specifically stated in parking standards. Condition is recommended to limit number of visitors such that that visitors do not exceed available parking.

There were no recorded personal injury collisions on Kingsley Road within 120m of the site access in the previous 5 years.

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