



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: FULL

Applicant:
 Mr M Briand
 C/O Sammons Architectural Ltd ,
 10 Cawdry Buildings,
 Fountain Street, Leek, Staffordshire, ST13 6JP
Officer: David Plant

Our Reference: SMD20230208

District Reference: SMD/2023/0208

Date Received: 16-May-2023

Date Responded: 05-Jun-2023

Particulars of Development:

Erection of a single split level detached dwelling with associated means of access and hard and soft landscaping works

Location of Development:

Land Off Kiln Lane, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 24-May-2023

1. No development shall take place until a Construction Vehicle Management Plan (CVMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall include:

- Suitability of access route for largest anticipated vehicles taking into account restricted width of Kiln Lane and lack of turning area;
- Arrangements for the parking of site operatives.
- Loading and unloading of plant and materials taking into account restricted width of Kiln Lane and lack of turning area;
- Storage of plant and materials used in constructing the development
- Construction & delivery hours
- Recorded daily inspections of the highway (Kiln Lane) from the site access to Macclesfield Road.

REASONS

ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; to consider access arrangements in light of restricted width and lack of turning area on Kiln Lane; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Construction works may require traffic management on the highway. This will require approval from SCC Traffic and Network. Details are available at Permissions and licences overview - Staffordshire County Council and Permission to temporarily manage traffic on the public highway - Staffordshire County Council

The developer should contact Network Management as early as possible to ensure road space can be booked and works programmed on the highway. The developer should allow adequate time for processing of the application.

This development will need to ensure stability of Kiln Lane

NOTES TO PLANNING OFFICER

Application is for a dwelling to be constructed on a steeply sloping plot.

Kiln Lane at the point of access is a private/unadopted road. The red line does not connect to the public highway. The applicant should ensure they have appropriate rights of access to carry out the works and to provide access for the occupiers of the development.

During construction, it is likely that Kiln Lane will be blocked for periods of time. Applicant should liaise with the owner/s of the track to ensure access is maintained for the owners of the Kiln Lane, occupiers beyond the site and for users of the path to westwood Heath Lane. Construction vehicle management plan is recommended in order that the developer can consider at an early stage how the site will be supplied. Kiln Lane is of restricted width and large delivery vehicles will not be able to turn around. Traffic management may be required to allow delivery vehicles and construction plant to access/depart the site

Kiln Lane is a narrow road with few passing places. There are sections with narrow footway and sections without footway. It already serves multiple dwellings.

There is an existing gate at the point of access.

The input of appropriately qualified geotechnical and structural engineers will be required to design appropriate foundations and support for the dwelling and to support Kiln Lane. Applicant should liaise with owners of Kiln Lane.

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