



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:

Ms. & Ms N. & J. White & Douch Brook Cottage, Brookfields
 Road, Ipstones, ST10 2LY

Officer: Tracey Lunn

Our Reference: SMD20230130

District Reference: SMD/2023/0130

Date Received: 05-May-2023

Date Responded: 18-Jul-2023

Particulars of Development:

Erection of detached dwelling and associated works

Location of Development:

Land South of Shay Lane Ipstones

Recommendation Summary: Conditional

Site Visit Conducted on: 22-May-2023

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Shay Lane either side of the access for the previous five years.

Background;

The site is located on Shay Lane which is a D classification road (Road No. D1123), there are no footways or streetlights. Shay Lane is a narrow, rural lane and is a no through road.

Description of Proposal;

Erection of detached dwelling and associated works.

Comments on Information Submitted;

The application is for construction of a detached 3-bedroom dwelling within a parcel of land south of Shay Lane.

Parking;

The proposed property will have off highway parking and turning for 3 vehicles as detailed on Drawing Number AL 04 Rev A, this meets with Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m).

Access;

Vehicular access to the proposed dwelling will be taken off Shay Lane via an existing field gate serving the land. Visibility at the access is poor, improvement is required, new visibility splays either side of the access are proposed. The existing wall and hedgerow are to be removed and a new drystone wall and hedgerow are proposed as detailed on Drawing Number AL 04 Rev A.

Shay Lane is a narrow lane single track lane to improve highway safety for users of Shay Lane a passing place is to be created to the west of the vehicular access as detailed on Drawing Number AL 04 Rev A is also proposed. The passing place should allow any oncoming vehicles to be observed and enable them to pass when travelling along Shay Lane.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2023/0130) subject to the following conditions:

- 1 The development hereby permitted shall not be brought into use until the visibility splay shown on Drawing Number AL 04 Rev A has 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 works to construct a passing place as detailed on Drawing Number AL 04 Rev A have been completed.
- 3 The development hereby permitted shall not be brought into use until the access, parking and turning areas for the proposed dwelling have been provided in accordance with Drawing Number AL 04 Rev A. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

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

INFORMATIVE - Condition 2 above shall require a Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides information and online application for Highway Works Agreements. Highways Agreements - Staffordshire County Council or for further information you can email highway.agreements@staffordshire.gov.uk.

INFORMATIVE - Condition 3 above shall require a permit to dig for the construction of the access as the works will be on or adjacent to the highway.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

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