



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:
Sapling Associates Ltd.
c/o Rob Duncan Planning Consultancy Ltd.
28 Ferndale Road,
Lichfield, Staffordshire, WS13 7DL
Officer: David Plant

Our Reference: SMD20230093V3

District Reference: SMD/2023/0093

Date Received: 28-Jul-2023

Date Responded: 08-Sep-2023

Particulars of Development:
Erection of 5no. bungalows and associated works

Location of Development:
BREACH LANE CARAVAN SITE Breach Lane Upper Tean

Recommendation Summary: Conditional

Site Visit Conducted on: 25-Jul-2023

CONDITIONS

1. The development hereby permitted shall not be brought into use until the visibility splays shown on drawing 7976-4b (also numbered 02891/TOPO) have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
2. The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted shall be permanently closed and the access crossing reinstated as verge, but with pedestrian access maintained, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
3. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
4. 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 material for a minimum distance of 5m back from the carriageway edge in accordance with the approved plans.
5. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
6. The development hereby permitted shall not be brought into use until details of a surface water drainage interceptor to be provided across the access immediately to the rear of the highway boundary, connected to a surface water outfall or on SUDS principles, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

ALL To comply with NPPF paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

2. To avoid a proliferation of redundant accesses.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The construction of the access and closure of the redundant access shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

The existing access to the site made redundant by the proposed development shall be reinstated to verge in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to)

NOTES TO PLANNING OFFICER

The revised access point is an improvement over the original proposal and now show splays measured to the near channel.

This represents a significant improvement over the existing access and could be supported by highways.

While these splays are improvements, they will require the removal of significant lengths of mature established hedgerow in greenbelt. This will dramatically alter the street scene and should be consulted on widely. Hedgerow could be replanted behind the line of the splay but will take time to establish. The access will need to be surfaced and appropriate drainage interceptor will be required with an outfall. It is not clear where this could outfall to.

The access will rise up away from the carriageway which will require excavations and battering back, further altering the street scene. Long section along the access has been provided which demonstrate gradients to be acceptable.

The existing access should be permanently closed, but with pedestrian access maintained.

Highway works agreement is recommended as works involved are much greater than a simple access crossing of a level footway or verge.

Site visit date refers to the site visit for the previous consultation.

Development is not in the most sustainable of locations. There are no footways which would not be in the interests of pedestrian safety. However, there are existing dwellings nearby which have the same issues.

Current records show that there was 1 personal injury collisions (PIC) on Breach Lane within 215 metres either side of the proposal in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.'

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