



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: OUTLINE

Applicant:

Mr Alan Beaman Radford Street, Stone, Staffordshire, ST15 8DA

Officer: Tracey Lunn

Our Reference: SMD20230194

District Reference: SMD/2023/0194

Date Received: 20-Sep-2023

Date Responded: 10-Oct-2023

Particulars of Development:

Outline Planning Permission with all matters reserved for a Proposed 2 storey dwelling located on vacant land off Tongue Lane, Brown Edge.

Location of Development:

Land Off, Tongue Lane, Brown Edge, Staffordshire, ST6 8UH

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Oct-2023

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Tongue Lane within a 215m radius of the site from 01/01/2019 to 31/12/2021.

Background;

The site is located on Tongue Lane within the hamlet of Ridgeway on the boundary of Brown Edge and Stoke on Trent. Tongue Lane (Road No. D1062) is an unclassified single-track rural road with no footways or streetlighting with a speed limit of 60 mph. The site is between two residential properties and is approximately 41m east of the junction with Bemersley Road. Bemersley Road is subject to a 30mph speed limit, has speed cushions and streetlights but no footways.

Previous Application;

SMD/2018/0268 - Proposal consist of developing former garage/workshop site into two 4No bedroom dwellings - Conditioned by the Highway Authority.

SMD/2017/0587 - Develop former garage/workshop into two 5 No. bedroom dwellings – Conditioned by the Highway Authority.

Description of Proposal;

Outline Planning Permission with all matters reserved for a Proposed 2 storey dwelling located on vacant land off Tongue Lane, Brown Edge.

Comments on Information Submitted;

The application is for outline planning permission with all matters reserved, to construct a new 2-storey dwelling within vacant land off Tongue Lane. However, although the application is all matters reserved the red edged plan dictates the location of the access.

Access to the proposed site would be via an existing access off Tongue Lane. It appears that the site had a previous use/s in connection with commercial/business. The site visit confirmed the presence of a large garage/commercial unit.

Visibility to the east is adequate. Visibility to the west can be improved by the cutting back of vegetation at the access.

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/2023/0194) subject to the following conditions:

No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Access
- layout and disposition of buildings;
- Provision of parking and turning within the site curtilage. Off highway parking shall be in-line with Staffordshire Moorlands Parking Standards, provision for a 4-bedroom property requires 3 spaces a 3-bedroom property requires 2 spaces (spaces 2.4m wide by 4.8m long). Garages shall have minimum internal spaces of 6m x 3m for single or 6m x 6m for double garages.
- Means of surface water drainage;
- Surface water drainage interceptor and drainage to SUDS principles;
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

REASONS

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

Note to Planning Officer:

This is an outline application with all matters reserved.

A site plan has been submitted. However, as all matters are reserved, the site plan has not been considered and this response should not be construed as inferring any approval on it.

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