



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:
 Miss J Sylvester

Officer: David Plant

Our Reference: SMD20230528

District Reference: SMD/2023/0528

Date Received: 07-Nov-2023

Date Responded: 27-Nov-2023

Particulars of Development:

Full Planning Application for the erection of 5 dwellings with associated means of access and hard and soft landscaping works

Location of Development:

Land Off, Mill Lane, Wetley Rocks, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Nov-2023

CONDITIONS

1. Notwithstanding any visibility splay shown incorrectly on drawing 2023-2796-02 B, the development hereby permitted shall not be commenced until details of the 2.4m x 43m 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 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development commencing.

2. The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:

- Extension of the existing footway to connect to the proposed improved access and rearrangement of bin collection area to accommodate footway link;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

3. 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.

4. Garages shown on the approved plans shall be retained for the purposes of parking cars and cycles. They shall at no time be converted to residential use or used for any other purpose without the express approval of the Local Planning Authority.

5. No development shall take place, until a Construction Transport Management Plan 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 provide for:

i) a site compound with associated temporary buildings:

- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities including means of dealing with water runoff;
- vi) mechanical road sweeper for existing carriageway;

REASONS

ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC3,T1 and T2; in the interests of highway safety

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The construction of the bellmouth and footway extension 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 (road.adoptions@staffordshire.gov.uk). 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

This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require exemption under Section 219 - 226 of the Highways Act 1980 if it is to remain private. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the road and drainage and any changes may necessitate the submission of further planning applications. As the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities.

Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

NOTES TO PLANNING OFFICER

Application is for a residential housing development.

Visibility splays are shown on drawing 2023-2796-02 B. However, they are incorrectly stated as 2.4mx40m. For a 30mph road, they should be 2.4m x 43m hence condition requiring revised drawing.

Proposed dwellings are 4 bedroomed. Parking standards require 3 parking spaces per dwelling. Garages are dimensioned as being of adequate size to accommodate parked vehicle, but will need to be retained for the parking of cars in order to meet parking standards.

Current proposal will require pedestrians to walk in the carriageway to get to the existing footway. Condition is recommended above to link the footway to the proposed development, in the interests of pedestrian safety. This will also require the collection day bin storage area to be revised. It will be more appropriate to provide revised drawings at this stage to avoid confusion - hence pre commencement conditions.

Current records show that there were no Personal Injury Collisions on Mill Lane within 50m either side of the access in the previous five years.

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