

Staffordshire County Council  
Town and Country Planning Act, 1990  
Development Management Procedure Order 2015

**To:** Development Control Manager,

**Applicant:**

**Address:**

**Application Type:** Full

**Application Number:** SMD/2023/0573

**Officer:** T.Lunn

**Date Received:** 28/11/2023

**Date:** 12/12/2023

**Particulars of Development:** GLENGOFFE COTTAGE Eaves Lane Armshead Road, Werrington

**Location of Development:** Proposed garage

Conditional

Site Visit Carried Out on 08/12/2023

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Eaves Lane within 215 metres either side of the property access from 01/01/2019 to 31/12/2021.

Background;

The property is located on Eaves Lane, a D classified road (Road No. D1154) which is subject to a 60mph speed limit; there are no streetlights or footways.

Previous Application;

SMD/2017/0179 - Proposed demolition of former cottages and some outbuildings and erection of a two-storey dwelling and new vehicular access – Conditioned by the Highway Authority.

DOC/2018/0110 - Discharge of conditions 2, 3, 7 & 14 of SMD/2017/0179 – Discharge of Conditions approved by Staffordshire Moorlands District Council. (does not appear to have consulted with HW regarding Condition 7 Vis splay)

Description of Proposal;

Proposed garage.

Comments on Information submitted:

The proposal is for the construction of a detached garage. The proposed garage will have the internal dimensions of 4.1 metres wide by 5.9 metres long. The minimum internal dimensions for a single garage as stated within the Staffordshire Moorlands Parking Standards is 3 metres wide by 6 metres long.

It is noted at the site visit that works conditioned within previous application SMD/2017/0179 have not been carried out.

The proposal will not have a detrimental effect on the adopted highway. I have no objections on Highway grounds subject to the following condition being included on any approval:-

The development hereby permitted shall not be brought into use until the access to the site has been completed.

The development hereby permitted shall not be brought into use until details of the 2.4mx34m visibility splay to the west has 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 600mm (excluding the tree which is to remain) above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

The development hereby permitted shall not be brought into use until the access drive rear of the carriageway edge has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge as shown on submitted Drawing Ref:1576-AL07C.

The development hereby permitted shall not be brought into use until the parking, servicing and turning areas have been provided in accordance with the submitted Drawing Ref:1576-AL07C. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

The gates shall be located a minimum of 5m rear of the carriageway boundary and shall open away from the highway in accordance with Drawing Ref:1576-AL07C.

#### REASONS;

To comply with NPPF; to comply with SMDC Core Strategy policy; in the interests of highway safety.

#### IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with drawings to be submitted and SCC requirements. Please note that prior to the access being constructed you will require a Section 184 Notice of Approval from Staffordshire County Council. Please email for further details. 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>

Note to Planning Officer;

It is noted that works conditioned previously under SMD/2017/0179 have not been carried out hence conditions above.

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Commissioner for the Built County  
On behalf of the County Council  
As Highway Authority

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