



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

Applicant:
 Elan Homes

Application Type: RESERVED MATTERS

Officer: Simon Hawe

Our Reference: SMD20220268V1

District Reference: SMD/2022/0268

Date Received: 02-Oct-2023

Date Responded: 12-Dec-2023

Particulars of Development:

Reserved matters application for layout, internal access arrangements, scale appearance and landscape details for phase 4 (60 residential dwellings) The outline application was an EIA application and an Environmental Statement was submitted to the council

****REVISED PLANS 02 10 2023****

Location of Development:

Land At Blythe Park, Sandon Road, Cresswell, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on:

This is a reserved matters application for housing following an original outline application which agreed to the principle of this development. There has been subsequent application to amend the access into the site, which was granted at appeal ref SMD/2021/0829.

This proposal shows the new access, which is a ghost right turn from Sandon Road into the site. This proposal is for units 114 to 168 and the highway serving them, although the access road serving plots 114 to 134 is under the red line for SMD/2022/0268 – This means both of these applications will be required to allow access to all the residential plots.

Units 138 to 142 and 146 to 150 front onto the main road serving the site but vehicle access and the unit's parking are achieved from a private drive which is desirable to ensuring the road is kept free of parked vehicles. Other plots that front onto the road have their vehicle access and parking located off the side roads, which is acceptable in principle but could lead to vehicles parking outside of the front door.

I would suggest the bin collection points are located as close as possible to the highway to enable the collection to be undertaken as quick as possible. I would also require these facilities are fit for purpose and can accommodate the right number of bins, there is a fortnightly collection of 2 bins so these areas must be suitable to prevent pavements and roads being blocked. Applicant to show areas suitable for the level of bins.

The road serving plots 146 to 168 has a strange alignment over the first 25 metres, the road would be better in a straight alignment on the approach to the junction. I would require this to be amended on the drawing. This will also be an issue through the adoptions process and the amendment will not remove any plots or reduce the total amount of landscaping.

Given the site has already got outline planning consent then I have no objection to the principle of residential but would require some slight amendments to address the issues highlighted above regarding the bin collection points and the road alignment. Subject to these amendments I would have no objection subject to the following being conditioned;

1. All driveways and garage spaces to kept as intended for the lifetime of the development.
2. No dwelling shall be occupied until such time as the associated driveway has been surfaced in a bound material, and sustainably drained, in accordance with details to be agreed in writing by the Local Planning Authority.

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