



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:

Harvey c/o Hewitt & Carr Architects, DaisyBank House, 17-19 Leek Road, Cheadle, ST10 1JE

Officer: Tracey Lunn

Our Reference: SMD20230587

District Reference: SMD/2023/0587

Date Received: 12-Dec-2023

Date Responded: 21-Dec-2023

Particulars of Development:

Proposed detached 4 bedroom dwelling with retaining wall. Temporary structure to be erected then removed upon completion of the dwelling.

Location of Development:

LAND AT BACK LANE Belle Vue Road, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Dec-2023

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions (PIC) on Belle Vue Road or Kiln Lane, the nearest adopted roads, within 43 metres either side of the junctions with Back Lane from 31st December 2015 until 31st December 2020.

Staffordshire County Council do not hold PIC data on Back Lane due to it being a private road.

Background;

The site is located on Back Lane a private road. Back Lane runs between Belle Vue Road and Kiln Lane. The site is approximately 68m west of Belle Vue Road and approximately 78m east of Kiln Lane. Belle Vue Road (Road No. D1289) and Kiln Lane (Road No. D1291) are both unclassified roads with a 30mph speed limit, there are footways and streetlights.

The property is within walking distance of Leek Town Centre.

Previous Application;

SMD/2020/0403 - Proposed detached 4-bedroom dwelling with retaining wall. Temporary structure to be erected then removed upon completion of the dwelling— Acceptable to the Highway Authority.

SMD/2012/0438 - Detached 4-bedroom dwelling – Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Proposed detached 4-bedroom dwelling with retaining wall. Temporary structure to be erected then removed upon completion of the dwelling.

Comments on submitted information;

The proposal is to construct a 4-bedroom dwelling with a retaining wall. The application form states a temporary structure (caravan) is to be erected then removed upon completion of the dwelling. A temporary structure (static caravan) is already erected within the site.

Parking;

Parking for 2 vehicles is detailed on submitted Drawing No. AL (0)10.

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/2023/0587) subject to the following being condition.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing No. AL (0)10 and shall thereafter be retained for the lifetime of the development.

REASONS;

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

NOTE TO PLANNING OFFICER

The condition of the retaining structure to Back Lane should be checked by a structural engineer and any necessary works carried out.

Back lane is a private/unadopted road. The developer should ensure that they have appropriate rights and permissions to use Back Lane.

Back Lane is very narrow at this point and to allow manoeuvring into and out of the parking area may require the radius to the east and possibly the width to be increased.

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