



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:

Mr Walker 54, Meadow View, Froghall Road, Ipstones,
 ST10 2NA

Officer: Nawaz Malik

Our Reference: SMD20230598

District Reference: SMD/2023/0598

Date Received: 06-Dec-2023

Date Responded: 25-Dec-2023

Particulars of Development:

Proposed demolition of existing dwelling and erection of 2 proposed dwellings

Location of Development:

54 Meadow View Froghall Road, Ipstones

Recommendation Summary: Refusal

Site Visit Conducted on: 25-Dec-2023

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Froghall Road within 43 metres either side of the property accesses for the previous five years.

Background

Froghall Road is a classified road (Road No. B5053) with a speed limit of 30 mph. Froghall Road has footways on either side of the carriageway. The road is lit.

Description of Proposal

Proposed demolition of existing dwelling and erection of 2 No. 4 bedrooms dwellings.

Comment on Information submitted

Each dwelling will have its own vehicular access point off the Froghall Road, with Plot 1 being provided with a new access in the southeast corner of the site. Any new access requires a visibility splay which has not been provided. I request that a visibility splay of 2.4m x 43m is provided for this access.

Plot 2 utilising the existing access point in the far northeast corner of the site. Each dwelling will be provided with three off-street parking spaces. This is in line with the Staffordshire Moorlands Parking Standards.

(b) 4 or more bedrooms - 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

No cycle parking is provided – this could be a shed or secure, covered, weatherproof facilities within the curtilage of the site.

No Bins storage facilities have been shown. This shall be shown on any revised plans.

Recommendations

This application should be refused for the following reasons:

- Lack of information
- 1 A revised plan to show visibility splay for the new access of 2.4m x 43m with no obstructions 600mm above carriageway on land within applicants' ownership or highway land. The visibility shall not cross any third party land.
- 2 A revised plan showing cycle storage facility, which shall be secure, covered, and weatherproof.
- 3 A revised plan showing Bin locations.

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