



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: PERMISSION IN PRINCIPLE

Our Reference: SMD20230632

Date Received: 20-Dec-2023

Applicant:

Mr John Pierpoint 15, Ball Lane, Norton Green, Stoke-on-Trent, Staffordshire, ST6 8SW

Officer: Nawaz Malik

District Reference: SMD/2023/0632

Date Responded: 09-Jan-2024

Particulars of Development:

Application for Permission in Principle for residential development of up to 2 houses on land on the North Side of Tomkin Lane

Location of Development:

LAND ON NORTH SIDE OF Tompink Road, Stanley

Recommendation Summary: Acceptance

Site Visit Conducted on: 01-Jan-2024

Personal Injury Collisions

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

Background

Tompkin Road is an unclassified road (Road No. D1058) with a speed limit of 30 mph. Tompink Road has footways on either side of the carriageway. The road is lit.

Description of Proposal

Application for Permission in Principle for residential development of up to 2 houses on land on the North Side of Tomkin Lane.

Comment on Information submitted

The proposal seeks to establish the principle of delivering up to 2 residential dwellings on the site to establish whether the site is suitable in principle to deliver the proposal. Therefore, no details have been provided.

Highway Access

Access is via an existing shared private road connecting to Tompink Road. There will be an intensification of use therefore, visibility splays should be provided. Visibility splay measurements should be taken from the centre of the proposed new access and should start by measuring 2.0m into the site from the carriageway (road) edge, including the kerb. This is known as the X distance. The Y distance should be measured to where the carriageway meets the kerb (based on the speed of the road (e.g. 30mph = 43m or the 85th percentile of passing traffic)).

You are advised to contact Staffordshire Moorland District Council to seek guidance on waste storage and collection and the positioning of any required communal bin collection point, that shall be rear of the public highway. This guidance should inform the access strategy/geometry.

Swept path analysis for an 11.9m refuse vehicle will be required.

Car Parking

These will be within the curtilage of the site and to comply with the local plan standards. Car parking size measured at:

- 2.4m X 4.8m
- 3.6m X 6.0m – Disabled spaces

The above space dimensions comply with the national guidance. A minimum of 6m should be available from the rear of all parking spaces in order to aid vehicle manoeuvrability.

Garages

Any proposed garages should also comply with the national standards. Manual for Street gives some very clear guidance on dimensions for parking of vehicle and the space they need to manoeuvre.

For example, Manual for Streets states that all new garages should have internal dimensions of:

- 6 x 3m for single garages; and
- 6 x 6m for double garages

if they are to be practical for modern vehicles. Garages of this size can also store bicycles.

Non-Motorised User Audit

Secure weatherproof cycle parking should be provided, and numbers should be in line with the local plan guidance.

Recommendations

I have no objection (on Highway grounds) to the proposed development.

Note to Planning Officer:

It is noted that the application is Permission in principle. The above reply is issued in response to the principle of development only. Any future application should include:

- A plan showing visibility splays in both directions which should be provided from the centre of the proposed access. The visibility splays shall be taken to the nearside kerb line and be within land under control of the applicant or Staffordshire County Council as highway authority. Thereafter, all splays shall be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- Details of surfacing material(s) to be used on the proposed drive and car parking areas.
- The internal private driveway will also require details of how water run-off will be managed in order to avoid water flowing directly onto the public highway.

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