



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:
Upperdales Developments Ltd

Officer: David Plant

Our Reference: SMD20230550

District Reference: SMD/2023/0550

Date Received: 09-Nov-2023

Date Responded: 28-Nov-2023

Particulars of Development:

Redevelopment of the site to provide 7 dwellings in the form of a detached two story dwelling, 4 detached chalet bungalows and 2 single story detached bungalows

Location of Development:

83, Folly Lane, LEEK, ST13 7DA

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Nov-2023

Conditions

1. The development hereby permitted shall not be brought into use until the dimensioned visibility splays of 2.4m x 43m in each direction shown on plan 2021-2632-40 B have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
2. Before the proposed development is brought into use, the access shall be completed.
3. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site accesses to footway with full height kerb, which shall include the access crossings between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site accesses made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.
4. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plan 2021-2632- 40 B. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
5. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority; unless otherwise agreed in writing by the Local Planning Authority.
6. Before the proposed development is brought into use, the footway on the site frontage shall be widened to a minimum width of 1.8m. Details of highway works comprising widening of the footway on the frontage to minimum width of 1.8m shall be first submitted to and approved in writing by the Local

Planning Authority. The footway shall thereafter be widened in accordance with the approved drawings before the proposed development is brought into use.

7. The development hereby permitted shall not be brought into use until details of the 2.4mx43m visibility splays at the access to plot 1 and 2.4mx43m to the north and 2.4mx23m to the south of the access to plot 7 have been submitted to and approved in writing by the Local Planning Authority.. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development commencing/brought into use

REASONS

ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

3. To avoid a proliferation of redundant access crossings.

6. To comply with SMDC Local Plan Policy T1 and T2; To improve facilities for pedestrians; to encourage alternative forms of transport.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The conditions requiring construction of the bellmouth, reinstatement of redundant accesses and widening of footway shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (highway.agreements@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

This consent will require approval under Section 7 of the Staffordshire Act 1983 and as it is to remain private, will require exemption under Section 219 of the Highways Act 1980. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

The access crossings to the proposed field access, plot 1 and plot 7 from the highway shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Please note that prior to works within the highway taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk)

NOTES TO PLANNING OFFICER

Application proposes replacement of a farmyard and buildings with residential development in a residential area. This has previously been approved under SMD/2021/0674 and SMD/2022/0487

Visibility at the main access is good. Drawing 2021-2632-40 B states visibility measured at 2.0m setback in the notes but is dimensioned at 2.4m setback. It is this 2.4m setback dimension that is to be used.

Visibility at the proposed access to plot 7 is restricted by the adjacent boundary. Visibility of 2.4m x 23m is available to the near kerblines, which is the secondary direction. In the primary direction, visibility is good.

A turning area is proposed allowing vehicles to exit the driveway in a forward gear.

Proposed farm access is shown as being surfaced in a bound material for approx. 6m rear of the carriageway edge. This is not necessary for a field access track.

Footway to the north of the access narrows from 2.3m to approx. 1.4m for a short distance before widening again to approx. 1.8m. Condition is recommended above to widen this length of footway to 1.8m. This will directly improve facilities for pedestrians from the development. Widening may be restricted directly adjacent to the existing tree but this can be considered at technical approval stage. Access is stated as being private. Developer is encouraged to consider proposing the access for adoption.

Parking provision is in accordance with SMDC Parking Standards.

The trips generated from an additional seven dwellings in this established residential area will not have a severe effect on the highway.

Current records show that there were no Personal Injury Collisions on Folly Lane within 50m either side of the property accesses in the previous five years.

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