



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:

SAL Sammons Architectural Ltd, 10 Cawdry Buildings,
 Fountain Street, Leek, Staffordshire, ST13 6JP

Officer: Nawaz Malik

Our Reference: SMD20230555

District Reference: SMD/2023/0555

Date Received: 09-Jan-2024

Date Responded: 30-Jan-2024

Particulars of Development:

DEMOLITION OF EXISTING DWELLING AND REDEVELOPMENT OF THE SITE TO PROVIDE 22 DWELLINGS WITH MEANS OF ACCESS AND ASSOCIATED WORKS

Location of Development:

The Grange Clay Lake, Endon

Recommendation Summary: Refusal

Site Visit Conducted on: 30-Jan-2024

Personal Injury Collisions

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

Background

Clay Lake is a classified road (Road No. B5051) with a speed limit of 30 mph. Clay Lake has footway on development side of the carriageway. The road is lit.

Description of Proposal

Proposed erection of 22no. dwelling houses. Including 2no. 2 bedrooms, 5no. 3 bedrooms and 15no. 4 bedrooms plus dwellings.

Comment on Information submitted

The existing access will be upgraded as required to provide a 5m wide entrance with 6m radius curves to either side and a 1.8m wide pavement to the southern side and a 1m wide service strip to the northern side. Footway should be 2m wide.

Visibility sight lines from the new access shall be provided to give visibility of a minimum of 50m with any vegetation in advance of the sight lines being reduced to a maximum of 600mm. A turning head will be created at the top of the main spine road to enable delivery and refuse vehicles to turn and exit the site in a forward gear.

Visibility has been shown on drawing no. 2022-2755-06 Revision F and an improved access.

However, there are no tracking provided for the refuse vehicle. I request a 11.9m refuse vehicle tracking is provided to show all movements in/out of the access and at the turning head.

I would also request car tracking is also provided to show all movement in/out of the access to show they both movements can be accommodated simultaneously.

All dwellings are to be served by a mix of private drives and garages. Parking spaces are to be 2.5m wide x 5.0m long and have a 6.0m road width behind for manoeuvring. All garages will be a minimum of 3m wide x 6m long. All 2 and 3 bedroom properties will be provided with 2 off road parking spaces whilst the 4 bedroom units will have 3 spaces as required by the Council's Parking Standards.

Car parking is proposed in line with the Staffordshire Moorlands Parking Standards. The following plots also include single garages which are in line with the guidance.

- Plot 5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20 at a minimum of 3m x 6m each.

Plots with no garage should provide for cycle parking which shall be secure, covered, and weatherproof.

No waste bin location has been provided which shall be shown on any revised plan for each dwelling.

Recommendations

This application should be refused for the following reasons:

- Lack of information

Note to Planning Officer

- 1 Clarification if the internal road is to be adopted
- 2 A revised plan to show a 11.9m refuse vehicle tracking for all movements in/out of the access and at the turning head.
- 3 A revised plan to show car tracking for all movement in/out of the access to show both movements can be accommodated simultaneously.
- 4 Waste bin location to be shown on any revised plan.
- 5 Cycle parking for each dwelling with no garage.

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