



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:

Ms White & Ms Douch BROOK COTTAGE, Brook Cottage,
Brookfields Road, STOKE-ON-TRENT, ST10 2LY

Officer: Tracey Lunn

Our Reference: SMD20230614

District Reference: SMD/2023/0614

Date Received: 11-Dec-2023

Date Responded: 20-Dec-2023

Particulars of Development:

Erection of detached dwelling

Location of Development:

LAND SOUTH OF, Shay Lane, Ipstones, Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Dec-2023

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Shay Lane either side of the access from 31st December 2015 to 31st December 2020.

Background;

The site is located on Shay Lane which is a D classification road (Road No. D1123), there are no footways or streetlights. Shay Lane is a narrow, rural lane and is a no through road.

Previous Application;

SMD/2023/0130 - Erection of detached dwelling and associated works – Conditioned by the Highway Authority.

Description of Proposal;

Erection of detached dwelling.

Comments on Information Submitted;

The application is for construction of a detached 3-bedroom dwelling within a parcel of land south of Shay Lane.

Previous application SMD/2023/0130 was refused by Staffordshire Moorlands District Council, the proposal has been modified and SMD/2023/0614 application submitted. The proposed access via an existing field gate, parking area and passing place along Shay Lane have been removed from the application.

This proposal now utilises an existing access, currently and which will continue to serve an existing stable block, domestic outbuilding, and off-street parking.

Parking;

The proposed dwelling will have off highway parking and turning for 4 vehicles (in total) as detailed on plan titled Site Plan as Proposed Drawing No. AL104.

Parking for 2 vehicles is to be created to the south of the existing carport and parking for a further 2 vehicles within the storage shed to the west of carport, as detailed in Drawing No. AL104. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m).

The Planning and Heritage Statement states; 2 off-street parking spaces are to serve Brook Cottage which does not currently have parking provision.

Access;

Vehicular access to the proposed dwelling will be taken off Shay Lane via the existing vehicular access which is located at the North Western corner of the site and currently serves outbuildings and an off-street parking area. The access will be shared with the proposed dwelling and Brook Cottage.

Improvements to the existing vehicular access are proposed, the bell mouth is to be re-surfaced in tarmac and a raised cobblestone rumble strip added between the tarmac and gravel area of the drive.

Visibility;

Visibility at the access is restricted due to the hedgerow, it is noted within the Planning Statement in 5.33 - **Some improvements to visibility on egress could also be achieved by cutting back or lowering the existing boundary hedgerow.** It would be beneficial to all users of the access if the improvements were implemented, and the hedgerow is regularly maintained.

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/2023/0614) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with Drawing No. AL104. The parking and turning area shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

INFORMATIVE – The resurfacing of the access may require a permit to dig as the works will be on or adjacent to the highway.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> or for further details please contact Staffordshire County Council Traffic and Network Unit trafficandnetwork@staffordshire.gov.uk.

Note to Planning Officer:

The hedgerow at the access restricts drivers' visibility it would be beneficial to the applicant and other users to ensure the hedge is cut back and regularly maintained.

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