



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

Applicant:
Mr Mark Bullock
JMI Planning
C/O agent

Application Type: OUTLINE

Officer: Joseph Clarke

Our Reference: SMD20240012

District Reference: SMD/2024/0012

Date Received: 16-Jan-2024

Date Responded: 14-Feb-2024

Particulars of Development:

Application for Outline Planning Permission with some matters reserved - for erection of 3 dwellings including details of means of access

Location of Development:

Land at Park Lane, Cheadle

Recommendation Summary: Refusal

Site Visit Conducted on: 02-Feb-2024

Personal Injury Collisions:

Current records show no personal injury collisions within 50 metres of the proposed site access during the period between 16/01/2017 and 31/12/2022.

Background:

Park Lane (road no. D1150), Cheadle is an unclassified road subject to 30mph speed limit which is street-lit and has some footway provision leading up to the A521. Park Lane is public highway to the west up to the point it divides into two. The site is within walking distance to Cheadle Town Centre and a bus service and comprises a small area of field/paddock off Park Lane on the outskirts of Cheadle.

Comment on information submitted:

I consider there is enough space within the site to accommodate suitable parking provision serving each detached dwelling. However, this must be demonstrated on a revised plan at reserved matters stage. From the drawing, there appears to be a garage serving each dwelling. A single garage should have internal dimensions of 3m x 6m and a double garage should have internal dimensions of 6m x 6m. Due to the gradient of the site, we require a surface water drainage interceptor at the access.

The proposed development would involve the creation of a new vehicular access off Park Lane (road no. D1150) which would be wide enough for two vehicles to pass each other. However, we require visibility splays of 2m x 43m in both directions from the access, which should be kept clear of obstructions above 600mm from the carriageway level. Furthermore, should any gates be installed at this access, they should be set back 5m rear of the public highway. Lastly, the access driveway should be surfaced in a bound material for at least 5m rear of the public highway.

However, we cannot currently approve this application for determining the access, as there are no visibility splays demonstrating a safe and suitable access.

Recommendations:

The application should be refused (on highway grounds) for the following reasons:

- The application fails to demonstrate a safe and suitable access can be achieved in serving the proposed development.

Reasons:

- In the interest of highway safety and contrary to the aims of the National Planning Policy Framework (NPPF), paras. 110-112.

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