

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MRS T J BODE
KILN LANE
LEEK
ST138LJ

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0155

Date: 09-AUG-2021

Date Received: 03-AUG-2021

Road No: A0520

Particulars of Development:

DEMOLITION OF EXISTING ATTACHED GARAGE AND ERECTION OF 4 DETACHED DWELLINGS REVISED
DRAWING RECIEVED 03/08/2021

Location of Development:

LAND TO REAR OF ROSEDALE 403 CHEADLE ROAD
CHEDDLETON

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

- 1 The development hereby permitted shall not be brought into use until the visibility splays shown on plan 2020-2541-02 C 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 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 2020-2541-02 C. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
- 3 Garages shall be a minimum internal length of 6m and minimum internal width of 3m per vehicle in accordance with approved plan 2020-2541-02 C and garage plan 2021-2541-07 B. Garages shall thereafter be retained for the purposes of parking of motor vehicles and cycles for the life of the development.
- 4 The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access to footway with full height kerb, which shall include the access crossing 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 access 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.
- 5 Before the proposed development is brought into use, the collection day bin store clear of the highway, shown on approved drawing 2020-2541-02 C shall be provided. The bin store area shall thereafter be retained as such for the life of the development.
- 6 The development hereby permitted shall not be brought into use until the improved access to the site has been completed in accordance with approved drawing 2020-2541-02 C.

REASONS

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| ALL | To comply with NPPF 2021 paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety. |
| 2,3 | To comply with SMDC Local Plan Appendix 2 Parking Standards. |
| 4 | To avoid a proliferation of redundant access crossings. |

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The extended dropped crossing to the site 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. 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 nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The access crossing made redundant by the development shall be reinstated to verge and footway with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement works 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 nmu@staffordshire.gov.uk)

NOTES TO PLANNING OFFICER

This response is based on revised drawings submitted 28/05/2021 and 03/08/2021 following discussions with agent.

Visibility splays are stated on the drawing and should be provided.

Access width has been increased to 5m for minimum 10m rear of the carriageway edge. Beyond this access is 4.5m wide which is acceptable. Minimum 4.2m is required.

Garages have been increased in size to minimum 6m x 3m per car, in line with SMDC Local Plan Appendix 2

Access to existing dwelling Rosedale is now off the proposed private drive with the second access permanently closed. This is a benefit to highway safety by reducing the number of points of conflict. Permanent reinstatement of the crossing at the kerbline is recommended as a condition.

Bin collection point is now proposed.

Current records show there were no personal injury collisions on A520 Cheadle Road within 160m of the property access in the last 5 years.

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**