



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:

Mr Walker 54, Meadow View, Froghall Road, Ipstones,
 ST10 2NA

Officer: Nawaz Malik

Our Reference: SMD20230598V2

District Reference: SMD/2023/0598

Date Received: 05-Jan-2024

Date Responded: 23-Jan-2024

Particulars of Development:

Proposed demolition of existing dwelling and erection of 2 proposed dwellings
 (Revisions received 05/01/2024)

Location of Development:

54 Meadow View Froghall Road, Ipstones

Recommendation Summary: Conditional

Site Visit Conducted on: 25-Dec-2023

Personal Injury Collisions

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

Background

Froghall Road is a classified road (Road No. B5053) with a speed limit of 30 mph. Froghall Road has footways on either side of the carriageway. The road is lit.

Description of Proposal

Proposed demolition of existing dwelling and erection of 2 No. 4 bedrooms dwellings.

Comment on Information submitted

Each dwelling will have its own vehicular access point off the Froghall Road, with Plot 1 being provided with a new access in the southeast corner of the site. Any new access requires a visibility splay which has not been provided. A request was made to have this provided but this has not been. However, looking at the proposed site access for plot 1 I am satisfied that a visibility in line with the standards can be achieved.

Plot 2 utilising the existing access point in the far northeast corner of the site.

Each dwelling will be provided with three off-street parking spaces. This is in line with the Staffordshire Moorlands Parking Standards.

- 4 or more bedrooms - 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

A revised plan drawing no. 01323 AL(0) 02 Revision A shows the location of the bin store and bike facilities for both plots.

Access and driveway shall be bound in a porous bound material such as Tarmac.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 No building shall be occupied until the vehicular access onto Froghall Road has been fully constructed in accordance with approved plans.
- 2 No dwelling shall be occupied until such time as the access and associated driveway has been surfaced in a bound material, and sustainably drained, in accordance with details to be agreed in writing by the Local Planning Authority.

Informative

The works required within condition 1 will require the relevant permit from our Network Management Section. 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 further 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, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

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