



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 J Bettaney Gravel Bank Farm Caverswall Common
Lane, Caverswall, ST11 9EU

Application Type: RESERVED MATTERS

Officer: David Plant

Our Reference: SMD20240155

District Reference: SMD/2024/0155

Date Received: 10-Apr-2024

Date Responded: 30-Apr-2024

Particulars of Development:

Application for Approval of Reserved Matters in
relation to application SMD/2022/0344

Approval of matters of scale, siting, appearance, landscaping and means of access, as per the
requirements of Condition 3 of the outline consent

Location of Development:

Gravel Bank Farm Caverswall Common Lane, Caverswall

Recommendation Summary: Conditional

Site Visit Conducted on: 25-Apr-2024

1. The development hereby permitted shall not be commenced until details of the 2.4mx110m to the east and 2.4mx50m to the west visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.
2. The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed, hedge planted and the access crossing reinstated as verge.
3. Before the proposed development is brought into use the access within the limits of the public highway shall be completed.
4. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 1876-100 Site Plan. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
5. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor, connected to a surface water outfall or drained to SUDs principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

ALL To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

2. To avoid a proliferation of redundant access crossings.

5. To prevent surface water flowing onto the carriageway.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The construction of the bellmouth access and reinstatement of the redundant access shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (highway.agreements@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales. <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

Application is for reserved matters approval for residential development.

Visibility splays are not shown on the submitted drawing but will be achievable within land edged blue. It would be preferable for these to be shown at this stage and included within the red line.

The site plan shows a verge on the west of the access but not to the east.

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