



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:

Officer: David Plant

Our Reference: SMD20240183

District Reference: SMD/2024/0183

Date Received: 24-Apr-2024

Date Responded: 13-May-2024

Particulars of Development:

Erection of self build dwelling including resource efficient design

Location of Development:

Land at Cookshill Hall, Roughcote Lane, Caverswall, Staffordshire, ST11 9EG

Recommendation Summary: Conditional

Site Visit Conducted on: 09-May-2024

CONDITIONS

No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Access point;
- Layout and disposition of roads and building;
- Provision of parking in accordance with local plan standards, within the site curtilage;
- Means of surface water drainage
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2. The development hereby permitted shall not be commenced until details of the maximum achievable visibility splay onto Roughcote Lane 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.

REASONS

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

NOTES TO PLANNING OFFICER

Application is in outline with all matters reserved, for a residential dwelling.

Red line does not connect to the public highway adequately to provide access. Access is off a private road. Visibility referred to above is for visibility from the private road onto Roughcote Lane. The 'point' of

the red line does meet Roughcote Lane at its boundary with Wren Cottage. Maximum achievable visibility should be shown, taking this into account.

An indicative site layout is shown. As application is outline with all matters reserved, this indicative layout has not been taken into account. However, it does not currently provide adequate parking in line with local plan standards.

There is no footway on Roughcote Lane immediately at the site. Footway starts approx 75m to the west. However, site is close to Caverswall and has residential development on three sides.

Current records show that there were no Personal Injury Collisions on Roughcote Lane within 50m either side of the site access in the previous five years.

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