



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 Jason Rhodes 95 Tunstall Road, Biddulph, Staffordshire,
 United Kingdom, ST8 6LB

Officer: Tracey Lunn

Our Reference: SMD20240113V2

District Reference: SMD/2024/0113

Date Received: 17-May-2024

Date Responded: 03-Jun-2024

Particulars of Development:

Install new Dropped Kerb, remove front stone wall. Dig out part of front garden, build new retaining wall in block with Timber cladding. Tarmac hardstanding to create off road parking with aco drain and soakaway to front of hardstanding. Create new steps and path to the right for property access, remove hedge to the right side and install new fencing. Retain Hedge to the Left.

REVISED PROPOSAL DATED 16/05/2024

Location of Development:

95 Tunstall Road, Biddulph

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Apr-2024

Personal Injury Collisions:

Current records show that there was not any personal injury collision (PIC) on Tunstall Road 50 metres either side of the proposed access from 01/01/2019 to 31/12/2021.

Background:

The property is located on Tunstall Road a C classification road (Road No. C0005). Tunstall Road is subject to a 30mph speed limit, there are footways and a system of streetlights along the section fronting the property. Tunstall Road is not subject to parking restrictions, parking on the highway was observed during the site visit it was noted that existing access crossings have H bar markings.

Usually as Tunstall Road is a classified road we would require a turning area to allow a vehicle to exit the drive in a forward gear however the proposal will mean less vehicles parked up on the adopted highway which is considered a beneficiary of the proposal.

Description of Proposal:

Install new Dropped Kerb, remove front stone wall. Dig out part of front garden, build new retaining wall in block with Timber cladding. Tarmac hardstanding to create off road parking with aco drain and soakaway to front of hardstanding. Create new steps and path to the right for property access, remove hedge to the right side and install new fencing. Retain Hedge to the Left

Comment on Information submitted:

The application is for the construction of a driveway and access crossing (dropped kerb) at 95 Tunstall Road.

The new vehicle access is to be 4.5m wide as detailed on the amended Parking Plan (dated 16/05/2024).

A section of the boundary wall fronting the property is to be removed to permit vehicular access to the proposed hardstanding. The remaining wall (boundary with No. 97 Tunstall Road) is to be reduced to a maximum height of 600mm as detailed in submitted plan titled Elevations (dated 16/05/2024) section (Elevation B). The reduction of the height of the wall at this location will aid driver's visibility of pedestrians and vehicles.

The parking area will be constructed in tarmac with block edging. The initial proposal was for a parking area of 5.9m wide by 6.8m however the proposal has been amended and the proposed parking area will measure 3m wide by 5.4m long. The initial proposal made provision for the parking of 2 vehicles, the revised parking area is considered sufficient to accommodate only 1 vehicle; parking space of 2.4m by 4.8m.

The initial proposal for the steps leading to the property positioned them along the boundary of No. 97 Tunstall Road. However, this has been revised, and the steps will now be situated in the central area of the existing garden, as outlined in the amended Parking Plan dated 16/05/2024.

The proposed driveway falls towards the highway, causing surface water to discharge onto the highway. In order to prevent surface water discharging onto the highway it is intended to install an aco drain across the new driveway, rear of the footway as detailed in the amended Parking Plan (dated 16/05/2024).

Currently there is a pedestrian gate to access the property it is noted that the pedestrian gate will be removed.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0113) subject to the following conditions:

The proposal hereby permitted shall not be carried out until the access drive rear of the public highway has been provided in accordance with the approved plan titled Proposed Plan, and retained as such for the lifetime of the development.

The access shall be completed within the limits of the highway as a vehicular dropped crossing.

The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary has been provided in accordance with the approved plan amended Parking Plan (dated 16/05/2024).

The development hereby permitted shall not be brought into use until the wall has been reduced in height to a maximum height of 600mm in accordance with the approved plan titled Elevations (dated 16/05/2024) section (Elevation B) and shall thereafter be retained as such for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that work to construct the access crossing will require a Section 184 Notice of Approval from Staffordshire County Council.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Or for further details please email trafficandnetwork@staffordshire.gov.uk

Note to planning officer

A section of the existing wall will be removed to access the parking area, a permit to dig will be required when working on or adjacent to the adopted highway.

It is noted there is utility equipment within the proposed access crossing therefore the responsibility and costs for re-locating / protecting the equipment is the applicants. Please contact the appropriate utility company for advice.

This response is based on amended plans received on 16/05/2024.

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