



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 F Klucznik c/o Rob Duncan Planning Consultancy Ltd,
 28 Ferndale Road, Lichfield, Staffordshire, WS13 7DJ

Officer: David Plant

Our Reference: SMD20240237

District Reference: SMD/2024/0237

Date Received: 23-May-2024

Date Responded: 10-Jun-2024

Particulars of Development:

Erection of 4no. Bungalows for the over 55s, and detached garage

Location of Development:

Land Off Shawe Park Road, Kingsley Holt, Nr Cheadle

Recommendation Summary: Refusal

Site Visit Conducted on: 29-May-2024

1. Proposed development fails to provide adequate visibility at the access contrary to the interests of highway safety.
2. Application fails to demonstrate that adequate parking can be provided within the curtilage of the development
3. Proposed development fails to make provision for pedestrians to link to existing footway network

REASONS

In conflict with NPPF paragraph 114; in conflict with SMDC Local Plan policy DC1; contrary to the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- adequate visibility commensurate with the speed limit of the road and measured correctly;
- dimensioned drawings of the garages or provision of car ports;
- footway on site frontage to link to existing footways;
- permanent closure of redundant access;
- reconsideration of bin collection storage point;

are included in the application.

NOTES TO PLANNING OFFICER

Application is for a residential development of 4 bungalows

Drawing 01338 AS(0)103 E shows a line with the notation '40mph visibility shown'. The line to the east ends at an unstated point in the carriageway. The line to west ends at a point off the drawing but appears to heading into the opposite carriageway. A note on the drawing states visibility splay for 40mph carriageway (2.4 65m)

The end points are shown incorrectly (or not shown at all to the west). The Y distance is incorrect for a 40mph road.

Visibility splay for a 40mph road is 2.4m x 120m. DMRB Visibility splays are measured to the near kerbline. Visibility splays have previously been approved for SMD/2018/0282 - these should be at least equalled.

No dimensions are stated for the proposed single garages. It is not clear that these meet parking standards.

Private pedestrian footway is shown between parking area and plot 4. There are no pedestrian facilities to link to the existing footway network meaning any pedestrian would have to walk in the carriageway from the vehicular access. 2m footway should be provided on the site frontage. Footway of appropriate width should be provided beyond this point to link to existing network.

A bin collection point is shown - behind a hedge away from the vehicular access. Would the refuse collection contractor recognise this as a collection point, or see the bins? The number of bins could potentially obstruct the access. This should be re-considered at this stage.

The existing access point is not clear on the drawings. This should be permanently reinstated with full height kerbs, which should be clearly shown on the drawings.

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