



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: OUTLINE

Applicant:

Mr John Worall C/O Agent Mr Chris Ralphs, Chris Ralphs Architects Limited, 31 Beresford Crescent, The Westlands, Newcastle under Lyme, ST5 3RG

Officer: David Plant

Our Reference: SMD20240256

District Reference: SMD/2024/0256

Date Received: 17-Jun-2024

Date Responded: 04-Jul-2024

Particulars of Development:

Outline planning with all matters reserved for the erection of self build dwellings with associated road access and parking on land adjacent to No 83 Town End, Cheadle. ST10 1PG

Location of Development:

Land adjacent to 83 Town End Cheadle

Recommendation Summary: Refusal

Site Visit Conducted on: 27-Jun-2024

1. It does not appear practical to provide requisite visibility splays within land under the applicants control.

REASONS

In conflict with NPPF Paragraph 114; in conflict with SMDC Local 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:

- visibility splay within land under the applicants control defined by the red line
are included in the application.

NOTES TO PLANNING OFFICER

Application is for self build plots with all matters reserved.

Vegetation has been cleared to the west of the site but not to the east. Visibility splays of 2.4mx43m will be required in both directions. Visibility splays are shown on the plan but pass over third party land to both east and west of the site. While clearance of vegetation to the west suggests some connection with the application, as the splay is outside the red line, it cannot be provided and safeguarded in future. To the east, part of the splay passes over an existing access (to number 71) but there is space between the red line and the access which the applicant cannot require the removal of any vegetation from or safeguard from replanting or alteration in future.



The application is all matters reserved, but an indicative layout has been submitted. This demonstrates that visibility cannot be achieved. There is o point in approving OUT with all matters reserved if indicative drawings demonstrate that visibility splays cannot be achieved.

Revised drawings should be submitted including minimum visibility splays within the red line.

Indicative Bellmouth access appears extremely wide.

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