



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 K. Dawson C/o Agent

Application Type: OUTLINE

Officer: David Plant

Our Reference: SMD20240371

District Reference: SMD/2024/0371

Date Received: 19-Aug-2024

Date Responded: 05-Sep-2024

Particulars of Development:

Outline Permission with details of access (all other matters reserved) for demolition of existing dwelling and redevelopment of site to provide four detached dwellings.

Location of Development:

DANE HEIGHTS, Dane Heights, Clay Lake, ENDON, ST9 9DD

Recommendation Summary: Conditional

Site Visit Conducted on: 21-Aug-2024

1 Before the proposed development is brought into use the new access shall be designed and thereafter completed to a standard that provides:

- 4.5m radius kerbs each side of the site access.

2 Before the proposed development is brought into use the new access within the site shall be surfaced in a bound material for a minimum distance of 10.0m rear of the highway boundary.

3 Before the proposed development is brought into use the new access shall be constructed with a gradient not exceeding 1 in 10 for a distance of 4.5m from the rear of the highway boundary in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.

4 The new access shall be ungated.

5 The development hereby permitted shall not be commenced until details of the 2.4m x 90m to the west and 2.4m x 60m to the east 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 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

6. Before the proposed development is commenced, details shall first be submitted to and approved in writing by the local Planning Authority indicating the existing position of the lamp post, telegraph pole and bus stop and proposals to relocate as necessary. The lampost, telegraph pole and/or bus stop as appropriate shall thereafter be relocated in accordance with the approved details.

7 Before any development commences details shall be submitted for the written approval of the Local Planning Authority indicating:

- layout of site including disposition of buildings and provision of adequate off-road parking and turning facilities for the existing and proposed dwellings;

- surfacing of access;
- means of surface water drainage on SUDS principles;

which shall thereafter be implemented in accordance with the approved details.

REASONS

ALL To comply with NPPF paragraph 114; to comply with SMDC Local Plan policy DC1, H1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site shall be constructed in accordance with the submitted drawing, drawings to be submitted and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application is in outline for demolition of existing dwelling and redevelopment of site for 4 detached dwellings.

Application proposes use of previously approved (but not yet constructed) access under of SMD/2023/0157. Comments and recommended conditions are based on the previous applications.

Visibility splays referred to above have previously been accepted and were shown on drawing 2008-1534-02A submitted under previous applications proposing this access.

There are an existing lamppost, telegraph pole and bus stop close to the proposed access. These are not shown on the drawings and it is not clear which of these features will be affected and to what extent. Should they need to be relocated: Telegraph pole will require approval of the relevant statutory undertaker. Relocation of the bus stop would require approval SCC Passenger Transport. Relocation of the streetlight would require agreement of Eon please contact lightingforstaffordshire@eonenergy.com Works would need to be carried out by Eon
Condition can be discharged on written evidence from Statutory Undertaker; Passenger Transport and/or Eon respectively.

There are no recorded Personal Injury Collisions on Clay lake within 50m of the site access in either direction in the previous 5 years.

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