



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: SMD20240237V2

District Reference: SMD/2024/0237

Date Received: 11-Sep-2024

Date Responded: 18-Sep-2024

Particulars of Development:

Erection of 4no. Bungalows for the over 55s, and detached garage
REVISED DETAILS (11/09/2024)

Location of Development:

Land Off Shawe Park Road, Kingsley Holt, Nr Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 21-Aug-2024

Conditions

1. The development hereby permitted shall not be brought into use until details of the full extent of the visibility splays of 2.4m x 120m to the west and 2.4m x 97m to the east have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be provided and kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

2. The development hereby permitted shall not be brought into use until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

- construction of 2m wide footway on site frontage adjacent to the carriageway;
- connection of footway to existing facilities;
- construction of shared access;

The highway works shall thereafter be constructed in accordance with the approved details, but subject to technical approval, prior to the development being first brought into use.

3. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access to footway with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as verge with full height kerb in accordance with the approved plans.

4. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

5. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge.

REASONS

- ALL To comply with NPPF Paragraph 32; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.
- 2 To comply with SMDC Local Plan Policy T1 and T2; to facilitate safe pedestrian movement.
- 3 To avoid a proliferation of redundant access crossings.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (highway.agreements@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

Application is for a residential development.

Highways initially recommended refusal. Revised drawings have been submitted which address highway issues. This response is based on drawings received 17:24 on 11th September 2024

Visibility splays are referred to on the drawing 01338 AS(0)103 G but only 'on the principles established under planning application SMD/2018/0657'. Visibility splays need to be shown for this current application at the proposed access.

Footway is shown on drawing 01338 AS(0)103 G. This shows a public footway adjacent the carriageway and a private footway behind the hedge. Adoptable footway adjacent to the carriageway is the preferred option of the highway authority. Private footway is not strictly required.
Condition requiring connection to existing footway facilities means dropped 'pram crossing'.

Current records show that there were no Personal Injury Collisions on Shawe Park Road within 120m either side of the property access in the previous five years.

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