



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:

Mrs M Stanway Bromley House, Foxt Road, Foxt, ST10
2HW

Officer: David Plant

Our Reference: SMD2020412

District Reference: SMD/2024/0412

Date Received: 17-Sep-2024

Date Responded: 03-Oct-2024

Particulars of Development:

Outline planning consent for self-build residential purposes with all matters reserved

Location of Development:

LAND SOUTH WEST OF 4 MOUNT PLEASANT Foxt Road

Recommendation Summary: Refusal

Site Visit Conducted on: 25-Sep-2024

1. Application fails to demonstrate that adequate visibility splays can be provided on the frontage of the site within land under the applicants control contrary to the interests of highway safety.

REASON

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

NOTES TO PLANNING OFFICER

Application is for residential development of a self build property. Application is in outline with all matters reserved.

Application site is on inside of a slight bend. Site frontage scales at approximately 28m. Although no access point is specified, it does not appear possible to provide an access which meets minimum visibility requirement of 2.4m x 43m in both directions in land within the applicants control.

Mature hedge on the site frontage hampers measurement on site. Measurements from drawing show that third party land would be required and the mature hedge removed in its entirety.

Site is in an unsustainable location with no nearby community facilities and no pedestrian facilities likely resulting in increased reliance on the private car.

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