



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: VEHICLE ACCESS
 CROSSING

Our Reference: SMD20240451

Applicant:

Mr J Hammonds 109, Haregate Road, LEEK, ST13 6PX

Officer: David Plant

District Reference: SMD/2024/0451

Date Received: 02-Oct-2024

Date Responded: 21-Oct-2024

Particulars of Development:

Creation of a new driveway access

Location of Development:

109, Haregate Road, LEEK, ST13 6PX

Recommendation Summary: Conditional

Site Visit Conducted on: 16-Oct-2024

1. Notwithstanding any details shown on the submitted drawings, the development shall not be commenced until revised drawings are submitted and approved in writing by the Local Planning Authority indicating the effect on the access crossing of the neighbouring dwelling 111 Haregate Road. The transition kerb for the access crossing of 111, Haregate Road shall be on the frontage of 109 Haregate Road such that access to 111 Haregate Road is not impeded by full height kerb.

REASON

To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety;

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing and SCC Highways 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 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 (or email to trafficandnetwork@staffordshire.gov.uk)

Vehicle access crossing (dropped kerb) - Staffordshire County Council

<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The existing access dropped crossing to the site made redundant by the proposed development shall be reinstated to footway with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact 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)

NOTES TO PLANNING OFFICER

Application is to relocate a dropped crossing to 109 Haregate Road.

Planning permission is not normally required for an access off an unclassified road. Haregate Road is the unclassified D1292

Existing access crossing is connected to the access crossing to 111, Haregate Road. Submitted plans show proposed reinstatement of full height kerbs extending to and beyond the boundary of 111, Haregate Road. This will obstruct the access crossing of 111, Haregate Road. Revised drawings are required showing the transition kerb from the reinstatement of the (to be) disused access crossing to 109, Haregate Road to the dropped crossing to 111, Haregate Road on the frontage of 109, Haregate Road such that the occupants of 111, Haregate Road are not disadvantaged by this proposal. This needs to be pre commencement for clarity of all parties before work is commenced. Reference to the proposed elevation of dropped kerb drawing shows there should be a maximum of two full height kerbs beyond the proposed transition for the new access crossing.

There is a telegraph pole directly adjacent to the proposed access. Applicant should liaise with statutory undertakers to ensure adequate offsets.

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