



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:

Hammonds Construction Ltd C/O Byatt Oliver, Etruria
 Methodist Church, Etruria Old Road, Stoke on Trent, ST1
 5PE

Officer: David Plant

Our Reference: SMD20240400

District Reference: SMD/2024/0400

Date Received: 04-Nov-2024

Date Responded: 15-Nov-2024

Particulars of Development:

Erection of 10no. bungalows: 5no. for the over 55s and 5no. standard market

Location of Development:

Playing Fields, Holt Lane, Kingsley, Staffordshire, ST10 2BA

Recommendation Summary: Conditional

Site Visit Conducted on: 06-Nov-2024

1. 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.
2. The development hereby permitted shall not be brought into use until details of a surface water drainage interceptor, located immediately to the rear of the boundary with the existing access, connected to a surface water outfall, or drainage of the surfaced area to SUDS principles has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
3. No development shall take place, until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) a site compound with associated temporary buildings;
 - ii) the parking of vehicles of site operatives and visitors;
 - iii) loading and unloading of plant and materials;
 - iv) storage of plant and materials used in constructing the development;
 - v) wheel wash facilities including means of dealing with water runoff;
 - vi) mechanical road sweeper for existing carriageway;

REASONS

ALL To comply with NPPF paragraph 115; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

2. To prevent additional surface water flowing onto the highway in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require exemption under Section 219 - 226 of the Highways Act 1980 if it is to remain private. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council at the earliest opportunity to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the road and drainage and any changes may necessitate the submission of further planning applications. As the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities.

Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

OR If the roads are to be adopted as highway:

This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities.

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NOTES TO PLANNING OFFICER

Application is for the erection of 10 bungalows.

Access is through the recently constructed Calvin Court development approved under SMD/2018/0511. Visibility splays were established under that development, have been provided and are acceptable. It is not clear if the access is to be adopted as highway. This should be clarified. Either way technical approval will be required for the access road. Testing of the access for the original 4 dwellings will likely be required.

Site is in a sustainable location with footways to Kingsley and Kingsley Holt. Bus stops are sited within 100m of the site.

10 new dwellings on this site could not be considered to have a severe effect on the operation of the highway.

As noted in the submitted Transport Statement, a Travel Plan is not required for a development of this scale. The proposal to provide a travel pack containing information on travel alternatives to all new residents is positive and should be provided.

Current records show that there were no Personal Injury Collisions on Holt Lane within 215m 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