



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:

Mr Mark Bullock C/O agent, Mr Jim Malkin, JMI Planning, 62
Carter Street, Uttoxeter, Staffordshire, ST14 8EU

Officer: Nawaz Malik

Our Reference: SMD20240459

District Reference: SMD/2024/0459

Date Received: 18-Oct-2024

Date Responded: 02-Dec-2024

Particulars of Development:

Outline application for erection of a self build single dwelling including details of means of access'

Location of Development:

Land at Park Lane, Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 31-Oct-2024

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Park Lane within 43 metres either side of the property access for the previous three years.

Background

Park Lane is an unclassified road (Road No. D1150) with a speed limit of 30 mph. Park Lane has no footways either side of the carriageway. The road is unlit.

Park Lane is also classified as a Cheadle 46 footpath.

Description of Proposal

Outline application for erection of a self-build single dwelling including details of means of access.

Comment on Information submitted

The application form states this is an application for access only with all other matters reserved.

A new vehicular access is proposed of Park Lane and a visibility splay drawing has been submitted which is in line with that recommended for this type of road.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 The access hereby permitted shall not be brought into use until the access has been completed in line with the approved plan and visibility splay provided with no obstructions 600mm above carriageway.

- 2 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 site boundary unless agreed in writing by the Local Planning Authority.

Informative

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 (trafficandnetwork @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>

Note to Planning Officer

The application is for access only with all matters reserved for future applications.

- No information has been provided for the proposed layout.
- No information has been provided for number of bedrooms which will affect the car parking spaces required.
- No information has been provided for bin storage location.
- No information has been provided for surface material.

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