



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 Kevin Lomas 87 Tape Street, Cheadle, Staffordshire,
 ST10 1ER

Officer: David Plant

Our Reference: SMD20240545

District Reference: SMD/2024/0545

Date Received: 03-Jan-2025

Date Responded: 22-Jan-2025

Particulars of Development:

Proposed dropped kerb and remove the front garden wall to provide a domestic vehicle access to a block paved driveway at the front of the property

Location of Development:

87 Tape Street, Cheadle

Recommendation Summary: Refusal

Site Visit Conducted on: 15-Jan-2025

- 1 The proposed development would result in additional turning movements which would be likely to affect the free flow of vehicular traffic through Cheadle.
- 2 The proposed development fails to make adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers having to manoeuvre into the A522 Tape Street contrary to the interests of highway and pedestrian safety.
- 3 It is impracticable within the site curtilage to construct an access to the A522 Tape Street that would provide adequate visibility for vehicles emerging from the site contrary to the interests of highway and pedestrian safety.

REASONS

ALL. In conflict with NPPF Paragraph 115; in conflict with SMDC Local Plan policy DC1; contrary to the interests of highway safety; contrary to the interests of pedestrian safety; contrary to the interests of the free flow of traffic.

NOTES TO PLANNING OFFICER

Application is to provide a dropped kerb and parking bay.

Site is located on A522 approx 30m from mini roundabout junction with B5032 Ashbourne Road. Double yellow lines are in place in front of the application site and for some distance along Tape Street/Teane Road.

Footway at the site is approx 1.1m wide.

Visibility is severely restricted by the adjacent building and adjacent garden wall both in third party ownership. Visibility splays of 2.4m x 43m are required. Approx 2.4m x 7m is available in each direction which cannot be considered safe and reasonable.

Turning area is required on a classified road. No turning area is proposed and none could be provided within the space available. Vehicles would have to manoeuvre within the carriageway. A stationary or manoeuvring vehicle would obstruct the free flow of traffic past the site. Tape Street at the proposed access is approx 5m wide. There is inadequate space for a vehicle to pass while a vehicle manoeuvres into the space. Vehicles could not pass a stationary vehicle if there is queuing traffic heading north. Tape Street is a busy route.

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