Form X (ii)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR & MRS ANDREW & KAREN MELLOR

Address: HIGHFIELD HOUSE
SCHOOL LANE
LONGSDON
STAFFORDSHIRE
ST99QS

Application Type: FULL

Application Number: SMD2016/0363

Date Received: 16-JUN-2016

Road Number: C0174

Officer: David Plant

Date: 27-JUN-2016

Particulars of Development:
PROPOSED NEW DWELLING ADJACENT TO HIGHFIELD HOUSE

Location of Development:
HIGHFIELD HOUSE, SCHOOL LANE, LONGSDON, STAFFORDSHIRE, ST9 9QS

CONDITIONAL:

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

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 in accordance with the approved plans.

3 Any gates shall be located a minimum of 5m rear of the carriageway boundary and shall open inwards away from the highway.

4 Notwithstanding the details shown on the submited plans, the development hereby permitted shall not be brought into use until details of the 2.4mx43m visibility splay to the south towards the junction have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development commencing.

5 The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority.

6 Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- adequate turning area for a car and caravan.

The access shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.

REASONS

ALL To comply with NPPF paragraph 32; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

2,5 To prevent surface water runoff from the development.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with submitted drawing, details to be submitted and SCC 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 which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
http://www.staffordshire.gov.uk/transport/staffshighways/licences/

NOTE TO PLANNING OFFICER

A turning area is shown. However, it is of inadequate dimensions to allow a car towing a caravan to access the drive, turn round and drive out in a forward gear. This will need to be extended or details submitted of how the caravan will be turned round. Is it to be unhitched first? As a caravan is shown to the reaar of the proposed dwelling in a position where it may be difficult to manoeuvre while attached to a vehicle, this condition is considered relevent.

Lines are shown emanating from the access. However these are not a visibility splay. The visibility splay should be correctly drawn and the extents clearly shown.

The existing access to Highfield House has restricted visibility. The owners are advised to improve visibility for their own safety and the safety of passing road users.

Commissioner for the Built County
on behalf of the County Council
as Highway Authority