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 LEE BRUNTON

Address: SALTHOUSE FARM
SALTERS LANE
HULME
WERRINGTON
ST9 0DA

Application Type: CHANGE OF USE

Application Number: SMD2016/0278

Date Received: 06-JUL-2016

Road Number: D1171

Officer: David Plant

Date: 25-JUL-2016

Particulars of Development:
PROPOSED CHANGE OF USE OF EXISTING VACANT BUILDINGS TO BOARDING KENNEL AND CATTERY (SUI GENERIS).

Location of Development:
SALTHOUSE FARM, SALTERS LANE, HULME, WERRINGTON, ST9 0DA.

CONDITIONAL:

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

1 Before the proposed development is brought into use the existing northern access shall be reconstructed and completed and surfaced in a bound and porous material for a minimum distance of 5m rear of the carriageway edge.

2 Before the proposed development is brought into use visibility splays of 2.4m X 120m shall be provided each side of the access. The visibility splays shalll thereafter be kept free of all obstruction over a height of 600mm above the adjacent carriageway level.

3 The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that prior to the works for reconstruction of the access 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 nmu@staffordshire.gov.uk)

NOTE TO PLANNING OFFICER

The existing access adjacent to the carriageway is in a distressed condition and consequently, due to a lack of support, the carriageway is deteriorating. Increased use of this access will accelerate the break up of carrigeway and access. Condition above is therefore considered valid and reasonable.

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