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: A J BEAMAN

Address: UNIT 1, PINE VIEW
HILLSIDE INS EST
DRAYCOTT CROSS ROAD
CHEADLE
ST101PN

Application Type: FULL

Application Number: SMD2016/0463

Date Received: 03-AUG-2016

Road Number: A0521

Officer: David Plant

Date: 12-AUG-2016

Particulars of Development:
FIRST FLOOR EXTENSION TO EXISTING BUNGALOW, ERECTION OF A TWO STOREY DETACHED DWELLING AND NEW VEHICULAR ACCESS.

Location of Development:
LAND ADJACENT TO 160 & 160 FROGHALL ROAD, CHEADLE, ST10 2DN.

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 visibility splays of 2.4mx43m at each access has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

2 The development hereby permitted shall not be brought into use until visibility splay of 2.4mx43m from Hammersley Hayes Road to the north across the frontage of the site has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

3 The development hereby permitted shall not be brought into use until details of the 1.5mx1.5m pedestrian visibility splay at the corner of Hammersley Hayes Road 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 being brought into use.

4 The development hereby permitted shall not be brought into use until revised details of usable parking and turning areas for both dwellings have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

5 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.

6 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.

7 The development hereby permitted shall not be brought into use until details of the reinstatement of that part of the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. That part of the existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height in accordance with the approved plans.

8 The development hereby permitted shall not be brought into use until details of surface water drainage interceptors for both accesses, connected to a surface water outfall or drainage 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.

REASONS

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

7 To avoid a proliferation or redundant or overlong accesses.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with SCC requirements and details to be submitted. 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/

The existing dropped crossing to the site shall be reinstated to grass verge and footway in accordance with deails to be submitted. Please note that prior to the reinstatement works 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)

NOTES TO PLANNING OFFICER

The vehicular visibility splays referred to above are already in existence. The conditions are intended to safeguard them.
The pedestrian visibility splays needs to be provided by clearing and maintaining an area of vegetation on the corner of Hammersley Hayes Road.

The parking areas shown are not usable by two vehicles. There should be a minimum distance of 5m manoeuvring space in front of the parked vehicles. This is achieveable as there is greater than 10m width available for both plots. Turning space is required as Froghall road is the classified A521 and the access to the proposed dwelling is close to the junction of Hammersley Hayes Road.

The access for the proposed dwelling does not quite coincide with an existing dropped crossing. This is positive as it moves the access away from Hammersley Hayes Road, albeit only slightly. This redundant access should be reinstated as full height kerb.

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