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 SLATER

Address: NEWFOLD FARM
SYTCH ROAD
BROWN EDGE
STAFFORDSHIRE
ST68QX

Application Type: FULL

Application Number: SMD2016/0528

Date Received: 22-SEP-2016

Road Number: C0201

Officer: David Plant

Date: 11-OCT-2016

Particulars of Development:
DEMOLITION OF EXISTING BUILDING YARD SHEDS AND CONSTRUCTION OF 3NO. 2 STOREY RESIDENTIAL PROPERTIES.

Location of Development:
NEWFOLD FARM, SYTCH ROAD, BROWN EDGE, STAFFORDSHIRE, ST6 8QX

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 commenced until details of the 2.4mx43m to the south east and 2.4mx23m to the north west (along Woodhouse Lane) visibility splays 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 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

2 The access shall be ungated

3 The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas for the proposed development and the existing house have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

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

- a minimum width of 5m;

The access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime 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 10m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASONS

ALL To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy Policy DC1 & T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

If necessary to comply with access width condition, the dropped crossing to the site shall be widened in accordance with details to be submitted and with 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/

NOTES TO PLANNING OFFICER

The visibility splay of 2.4mx43m to the south east will require the wall n the frontage of the existing dwelling, within the blue line to be reduced in height.
Woodhouse Lane is subject to national speed limit. However vehicles approaching the junction will be slowing down to prepare to give way. The estimated visibility splay of 2.4mx23m conditioned above takes this into account but will require a length of existing hedge to be removed and thereafter maintained on the line of the visibility splay.

The red line shows the access narrowing notably at the point it connects to Woodhouse Lane, although no dimensions are stated. Condition above is intended to clarify the access arrangements.
There does not appear to be any Design and Access statement on the website.

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