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 PHILIP BAGSHAW

Address: 24, THE HIGH STREET
IPSTONES
STOKE-ON-TRENT
STAFFORDSHIRE
ST102LU

Application Type: LISTED BUILDING CONSENT

Application Number: SMD2016/0634

Date Received: 10-OCT-2016

Road Number: B5053

Officer: David Plant

Date: 24-OCT-2016

Particulars of Development:
FORMATION OF VEHICLE OFF STREET PARKING AND A DROPPED KERB RESUBMISSION OF (SMD/2015/0806).

Location of Development:
24, GLYNDOR, HIGH STREET, IPSTONES, STOKE-ON-TRENT, STAFFORDSHIRE, ST10 2LU

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 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.

REASON

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

The dropped crossing to the site shall be constructed in accordance with the submitted drawing 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/

NOTES TO PLANNING OFFICER

6m is the minimum practical length of a parking bay for parallel parking. While a 3m width is acceptable, this may be reduced to 2.5m with no effect on practicality.

To enable use of the parking bay as a parallel parking bay, approximately 9m of dropped kerb will be required. This is acceptable to the highway authority subject to S184 vehicle access crossing application once planning approval has been granted.

The proposal will provide safe off street parking, parallel to the carriageway, removing one vehicle from the B5053, improving safety for the vehicle when leaving the bay and reducing the requirement to manoeuvre in the B5053.

The application states that the parking area will be surfaced in permeable material. The surfacing material will need to be bound or retained so that no material can be brought, dragged, washed onto the highway. For example, grasscrete, block paving or a 1m strip of setts. Surfacing material would also need to be acceptable to conservation officer.

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