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 ROBERT STEELE

Address: 34 PITCHPONDS WAY
WARSASH
SOUTHAMPTON
HAMPSHIRE
SO319GP

Application Type: FULL

Application Number: SMD2016/0654

Date Received: 27-OCT-2016

Road Number: D1061

Officer: David Plant

Date: 14-NOV-2016

Particulars of Development:
PROPOSED DEVELOPMENT OF THREE DETACHED DWELLINGS ON LAND ADJACENT TO EDEN BUNGALOW, WITH MODIFICATIONS TO EXISTING SITE BOUNDARY WALL TO FORM NEW VEHICULAR ACCESS TO SITE AND LANDSCAPING (RESUBMISSION OF SMD/2015/0470).

Location of Development:
LAND ADJOINING, EDEN BUNGALOW, SANDY LANE, BROWN EDGE, STAFFORDSHIRE

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 following highway works have been submitted to and approved in writing by the Local Planning Authority

- widening of Sandy Lane to a minimum width of 5m generally in line with drawing15-005 AS(0)204J;
- relocation of road gully and connection to outside the limits of access to unit 1;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

2 Nothing shall be placed or allowed to remain that is greater than 900mm in height above the adjacent carriageway level within 2.4m of the carriageway edge in accordance with drawing 15-005 AS(0)204J, excluding telegraph pole and supports.

3 The individual plots hereby permitted shall not be brought into use until the access to that individual plot has been completed.

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:

- access to unit 2 of no greater width than access to unit 3
- accesses constructed with dropped kerbs at carriageway edge

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 parking areas have been provided in accordance with the approved plans. The parking areas shall thereafter be retained unobstructed as parking areas for the life of the development.

6 The development hereby permitted shall not be brought into use until the access drives rear of the public highway have been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge.

7 During construction, no mud or other debris or deleterious material shall be deposited on the highway. Any that is shall be immediately removed by mechanical means.

8 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 where the access is at a higher level than the adjacent highway unless otherwise agreed in writing by the Local Planning Authority.

9 The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

REASONS

ALL To comply with NPPF Paragraph 32; to comply with SMDC Core Strrategy Policies DC1 and T1; in the interests of highway safety.

1i; To ensure safe access and egress

1ii To safeguard highway street furniture;

4i To avoid over wide access crossings;

4ii To prevent highway surface water runoff entering driveways;

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The widening of the carriageway shall require a Major Works Agreement OR Section 38 agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Major Works Information Pack and an application form for the Major Works Agreement. Please complete and send to the address indicated on the application fom 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/
Works may be carried out under a S38 agreement. Please contact SCC Highways to discuss

The telegraph pole within the widened carriageway will need to be relocated to behind the realigned boundary wall

The condition requiring relocation of the highway gully shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a link to a Minor Works Information Pack and an application form for the Minor Works Agreement. Please complete and send to the address indicated on the application fom 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)
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NOTE TO PLANNING OFFICER

The access to unit 2 is overwide, extending most of the frontage.

The proposal to widen the carriageway and improve visibility will provide adequate accesses for the proposed dwellings and will improve facilities for all vehicles using Sandy Lane.

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