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 N SUTTON

Address: GREENDALES
CHEDDLETON HEATH ROAD
LEEK
ST137DX

Application Type: FULL

Application Number: SMD2016/0662

Date Received: 31-OCT-2016

Road Number: D1286

Officer: David Plant

Date: 18-NOV-2016

Particulars of Development:
RESUBMISSION OF APPLICATION SMD/2016/0126 - PROPOSED FRONT AND REAR EXTENSIONS TO DWELLING, CREATION OF DORMER ROOF, ALTERATIONS TO FACADE AND REPLACEMENT DOMESTIC ENTRANCE INCLUDING ROAD FRONTAGE BOUNDARY PLANTING.

Location of Development:
GREENDALES, CHEDDLETON HEATH ROAD, LEEK, ST13 7DX.

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 approved shall not be brought into use until the access to the site has been completed.

2 The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated with wall constructed.

3 The development hereby permitted shall not be brought into use until details of the visibility splays of 2.0mx35m to the east and 2.0mx27m to the west 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.

4 Proposed gates shall be set back a minimum of 5m and shall open inwards away from the highway.

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 material for a minimum distance of 5m back from the carriageway edge.

6 The development hereby permitted shall not be brought into use until a surface water drainage interceptor, directing surface water to the grassed/planted areas, has been provided across the access immediately to the rear of the gates unless otherwise agreed in writing by the Local Planning Authority.

REASONS

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

2 To avoid a proliferation of redundant accesses.

6 To prevent surface water running onto the highway.

NOTE TO PLANNING OFFICER

The visibility splays will require a reduction in the height of the wall and the setting back of landscaping and planting. The splays are dimensioned to remain within land under the applicants control.

_____

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