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 STEVE BUCKLEY

Address: BREACH FARM
BREACH ROAD
BROWN EDGE
STOKE-ON-TRENT, STAFFORDSHIRE
ST68TR

Application Type: FULL

Application Number: SMD2016/0586

Date Received: 04-NOV-2016

Road Number: B5051

Officer: David Plant

Date: 23-NOV-2016

Particulars of Development:
PROPOSED CONVERSION OF FORMER RETAIL SHOP PREMISES (A1) TO FORM RESIDENTIAL ACCOMODATION WITH TWO STOREY EXTENSION AND ALTERATIONS TO ELEVATIONS.

Location of Development:
230 HIGH LANE, BROWN EDGE, STOKE-ON-TRENT, 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 brought into use until the existing overlong dropped crossing, which shall include the access crossing between the site and carriageway edge is permanently reduced in size and the access crossing reinstated as footway with full height kerb, while leaving a single dropped kerb for pedestrian access.

REASON

To comply with NPPF paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety and to avoid a proliferation of redundant access crossings.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The existing dropped crossing to the site shall be reinstated to footway with full height kerb in accordance with drawings to be submitted and SCC requirements. 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)

NOTE TO PLANNING OFFICER

There is a dropped crossing between the application site and the adjacent property 1, Heaton Villas which leads to the access between these two properties. There is inadequate space to park a vehicle and any attempted use of this space for parking would not be in the interests of highway safety. The application form states that there is no existing or proposed parking at the development site.
The condition above to close this dropped crossing and reinstate to full height kerb is intended to remove any temptation to park a vehicle inappropriately, while leaving a single dropped kerb for pedestrian access.

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