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 & MRS ROBIN PRIOR

Address: THE MALTHOUSE
FOXT ROAD
FOXT
STAFFORDSHIRE
ST10 2H

Application Type: FULL

Application Number: SMD2016/0729

Date Received: 01-DEC-2016

Road Number: C0089

Officer: David Plant

Date: 09-DEC-2016

Particulars of Development:
CONSTRUCTION OF A 2 BEDROOM BUNGALOW AND NEW VEHICULAR ACCESS.

Location of Development:
THE MALTHOUSE, FOXT ROAD, FOXT, STAFFORDSHIRE, ST10 2HN

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 dwelling hereby approved shall not be occupied until the access to the site has been completed.

2 The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plans. The parking and turning area shall thereafter be retained unobstructed as parking and turning area for the life of the development.

3 Nothing shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge on the frontage of the development or on the boundary of the Fox and Goose car park that is greater than 700mm in height above the adjacent carriageway level. Anything that is greater than 700mm in height within 2.4m of the adjacent carriageway or the boundary of the Fox and Goose shall be immediately removed.

4 Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the Local Planning Authority indicating:

- dropped kerbs with minimum upstand of 25mm;

which shall thereafter be construced in accordance with the approved details.

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 in accordance with the approved plans.

REASONS

ALL To comply with NPPF paragraph 32; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

3 To provided visibility for users of the dwelling parking area and for users of the adjacent pub car park across the frontage of the development.

4 To direct surface water from flowing onto the driveway and towards the dwelling from the carriageway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway shall be constructed in accordance with the submitted drawing, drawings to be submitted 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 further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to droppped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. 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/

NOTE TO PLANNING OFFICER

Drainage channels should be provided on the parking area and the parking area surfaced to guide surface water towards the grassed areas and prevent it flowing towards the dwelling.

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