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: C/O AGENT MR RICHARD SPRINGETT
Address: SIMPLY PLANNING LIMITED
25 MANCHESTER SQUARE
LONDON
W1U3PY

Application Type: OUTLINE
Application Number: SMD2016/0706
Date Received: 21-NOV-2016
Road Number: D1292

Officer: David Plant
Date: 12-DEC-2016

Particulars of Development:
OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT ACCESS) FOR CONSTRUCTION OF 2NO. HOUSES.

Location of Development:
PRIORY HOTEL, ABBOTTS ROAD, LEEK, 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 access to the plots within the limits of the public highway has been completed.

2 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Provision of parking within the site curtilage with parking bays of the proposed dwellings positioned to make them usable with the proposed access point;
- Means of surface water drainage
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

3 The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor, connected to a surface water outfall or drained to SUDS principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage interceptor works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

4 Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- access constructed as a dropped crossing of the footway;

The development shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation.

REASONS

ALL 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 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. 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

The application is outline with access to be determined. The access is shown with radius kerbs across the footway and a bellmouth which are inappropriate for access to two dwellings. The access should be constructed as a dropped crossing of the footway as conditioned.

An indicative layout has been submitted. The indicative parking bays to the plots cannot be practically accessed. These should be repositioned at REM stage.

A parking survey is referred to in the Transport Technical Note though full details are not supplied. However, the existing car park is large and the loss of parking spaces to accommodate these two propposed dwellings would be unlikely to be detrimental.

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