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 MARK HAMMOND

Address: SWALLOWDALE
112 DRAYCOTT ROAD
TEAN
STAFFORDSHIRE
ST10 4J

Application Type: OUTLINE

Application Number: SMD2016/0511

Date Received: 16-JAN-2017

Road Number: C0109

Officer: David Plant

Date: 27-JAN-2017

Particulars of Development:
OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR A TWO STOREY DWELLING AND GARAGE.

Location of Development:
112 DRAYCOTT ROAD, UPPER TEAN, STAFFORDSHIRE, ST10 4JJF

CONDITIONAL:

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 Before the proposed development is commenced, details of the widening of the access on the western side to a minimum width of 4.3m between the carriageway edge and the existing gate posts shall be first submitted to and approved in writing by the local planning authority. The access shall thereafter be widened in accordance with the approved details.

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, turning and servicing within the site curtilage;
- 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.

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 NOTIVE

The access to the site shall be widened in accordance with details to be submitted. Please note that prior to the 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 evidence of the verge being overrun by the existing use of the site. The access should be widened to improve access for the intensification of use and for the existing use.

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