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 A POINTON

Address: C/O MR ROB DUNCAN - ROB DUNCAN PLANNING
70 FERNDALE ROAD
LICHFIELD
WS137DL

Application Type: OUTLINE

Application Number: SMD2017/0066

Date Received: 07-FEB-2017

Road Number: D1291

Officer: David Plant

Date: 28-FEB-2017

Particulars of Development:
OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT ACCESS AND LAYOUT) FOR ERECTION OF DETACHED DWELLING.

Location of Development:
LAND EAST OF BELLE VUE ROAD, LEEK, ST13 8EP.

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 and parking area have been provided in generally in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking areas for the life of the development.

2 The development hereby permitted shall not be brought into use until the parking area has been surfaced and thereafter maintained in a porous material with a minimum 1m strip of bound material adjacent to the service road.

REASON

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 footway adjacent to the site linking Belle Vue to Mill Street is an adopted footway.
Whilst this route is not directly affected by the proposed development the attention of the developer should be drawn to the status of the path and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path. The applicants should be reminded that the granting of planning permission does not constitute authority for interference with the path or its closure or diversion.
It is important that users of the path are still able to exercise their public rights safely and that the path is reinstated if any damage to the surface occurs as a result of the proposed development.

Construction works including service connections will require traffic management on this footway. This will require approval from SCC Network Management. Details are available at
http://www.staffordshire.gov.uk/transport/staffshighways/licences/Licences.aspx
The developer should contact Network Management as early as possible and should allow adequate time for processing of the application.

NOTE TO PLANNING OFFICER

To improve accessibility of the parking bays, they would be better positioned perpendicular to the service road and widened ideally to 3m. A clear minimum 5m should be available to the rear of each bay to allow manoeuvring, taking into account the narrow width of the service road.

Surfacing in porous material will help reduce surface water run off from this elevated site. The 1m bound strip will protect and provide support to the edge of the service road.

The proposed development site has an existing vehicular access and a garage.
The service road is narrow but access onto Belle Vue itself is available to the north west and south east.

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