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 HARPER

Address: HOLLINSCROFT HOUSE
UTTOXETER ROAD
LOWER TEAN
STAFFORDSHIRE
ST10 4L

Application Type: FULL

Application Number: SMD2017/0254

Date Received: 02-MAY-2017

Road Number: A0522

Officer: David Plant

Date: 12-MAY-2017

Particulars of Development:
PROPOSED DETACHED DORMA STYLE DWELLING AND NEW VEHICULAR ACCESS.

Location of Development:
HOLLINSCROFT HOUSE, UTTOXETER ROAD, LOWER TEAN, STAFFORDSHIRE, ST10 4LJ

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 site has been completed.

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

3 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 and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

4 The access shall be ungated

5 The development hereby permitted shall not be commenced until details of the 2mx27m visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

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 the submitted drawing no 00367 AL(0)2 B 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 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 access to the parking area to Hollinscroft House adjacent to the proposed dwelling site does not appear to have a S184 notice and is surfaced in a non standard material which SCC does not maintain.
The applicants should formalise the access crossing through S184 application.
Maintenance of the setts will remain the responsibility of the owners of Hollinscroft House. Any work carried out by highways or statutory undertakers affecting the setts will be reinstated using standard blacktop materials.

_____

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