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: MRS J. HIBBERT

Address: 63A CONGLETON ROAD
BIDDULPH
STAFFORDSHIRE
ST86EF

Application Type: FULL

Application Number: SMD2017/0294

Date Received: 31-MAY-2017

Road Number: C0005

Officer: David Plant

Date: 13-JUN-2017

Particulars of Development:
PROPOSED DEMOLITION OF EXISTING OUTBUILDING AND CONSTRUCTION OF NEW TWO STOREY DWELLING.

Location of Development:
63A CONGLETON ROAD, BIDDULPH, STAFFORDSHIRE, ST8 6EF

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 parking and turning areas have been provided in accordance with the approved plans.

REASON

To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety

NOTES TO PLANNING OFFICER

The red line does not connect to the highway. The applicant should ensure that they have a right of access along the private track to the development site and the rights to carry out these works. These rights should be confered on future owners of the dwelling.
Any damage to the track caused during construction should be reinstated by the developer.

The drawing 16/1588/2 shows the front boundary wall remaining in place. Vehicular access to the plot requires driving over land in the ownership of Lionstone Cottage. This will not be an issue if the proposed dwelling is to be ancillary. However if the proposed dwelling is to be in separate ownership, it may be appropriate to reconfigure the parking and provide separate access (and reduce hard surfaced area). I note the boundary is being delineated, but only with stone setts.

Appropriate permeable surfacing should be provided for the extensive parking area to compensate for the loss of garden land and reduce additional surface water runoff.

Commissioner for the Built County

on behalf of the County Council
as Highway Authority