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 G AND J CLARK

Address: LONGSHAW FARM
ASHBOURNE ROAD
BRADNOP
LEEK, STAFFORDSHIRE
ST13 7N

Application Type: PRIOR NOTIFICATION DWELL

Application Number: SMD2017/0015/DET

Date Received: 06-JUN-2017

Road Number: D1087

Officer: David Plant

Date: 23-JUN-2017

Particulars of Development:
CONVERSION OF AGRICULTURAL BUILDING INTO THREE RESIDENTIAL DWELLINGS.

Location of Development:
HOLLY DALE FARM, DOUSE LANE, BRADNOP, 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 visibility splay of 2.4mx90m to the south west has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

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

Vegetation to the south west of the access is overgrown and obscuring visibility. This should be cut back and maintained to improve safety.
90m is specified as this will equal visibility to the north east.

The parking areas are awkwardley positioned, restricted and will be difficult to access and egress. The gates will further hamper access and manoeuvring. The parking layout should be reconsidered.

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