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 IAN WOOLISCROFT

Address: C/O MR ROB DUNCAN
70 FERNDALE ROAD
LICHFIELD
STAFFORDSHIRE
WS13 7D

Application Type: FULL

Application Number: SMD2017/0291

Date Received: 20-JUN-2017

Road Number: D1291

Officer: David Plant

Date: 04-JUL-2017

Particulars of Development:
CONVERSION AND ALTERATION OF BUILDING TO FORM 3NO. TOWNHOUSES

Location of Development:
BRITANNIA WORKS, WEST STREET, 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 Before the proposed development is brought into use the existing door off West Street shall be replaced with a remotely controlled electrically operated overhead roller shutter door in accordance with details to be first submitted to and approved in writing by the local planning authority. The remotely controlled electrically operated roller shutter door shall thereafter be retained and maintained in full working order for the life of the development.

2 Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- the proposed accesses off Wellington Street shall be fitted with remotely controlled electrically operated overhead roller shutter doors;

- revised details, including autotracking, of the proposed accesses off Wellington Street to determine appropriate and adequate width to allow vehicles to use the proposed accesses;

The access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation and the remotely controlled electrically operated roller shutter door shall thereafter be retained and maintained in full working order for the life 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 NOTICE

The access crossing to the site from the Wellington Street shall be constructed in accordance with drawings to be submitted 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 further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to droppped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. 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 condition regarding roller shutter door on the West Street access is also on 07/01422 and 11/00043.
The current drawing 6792-2 doesn't show any door on this access. This will be equally acceptable.

Drawing 6792-2 suggests up and over doors to the accesses off Wellington Street. These will swing out over the highway and would be a source of danger for passing vehicles and pedestrians. These should be replaced with remote controlled electrically operated roller shutter doors.

Wellington Street is narrow and has restricted visibility at each end. However, there are already nine other vehicular accesses off this length of Wellington Street.

Submitted drawing 6792-2 indicates vehicles parked in the proposed accesses off Wellington Street - and some dashed lines, though its not clear what these are intended to illustrate. The dashed lines pass over the opposite wall. The width of Wellington Street and the proposed width of the access suggests that the accesses as currently proposed will be of inadequate width to be accessed by a vehicle.
They will need to autotracked to determine the required width, or parking reconsidered.

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