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: REMBRANDT ESTATES LLP

Address: C/O ROB DUNCAN PLANNING CONSULTANCY
LICHFIELD

Application Type: FULL

Application Number: SMD2017/0458

Date Received: 04-SEP-2017

Road Number: B5051

Officer: David Plant

Date: 22-SEP-2017

Particulars of Development:
CONSTRUCTION OF 3 NO DETACHED DWELLINGS AND CREATION OF NEW CAR PARK AND VEHICULAR ACCESS TO SERVE PUBLIC HOUSE

Location of Development:
181 THE HOLLY BUSH INN, HIGH LANE, BROWN EDGE

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 individual accesses to the individual plots within the limits of the public highway have been completed.

2 The development hereby permitted shall not be brought into use until the revised access to the relocated pub car park within the limits of the public highway has been completed.

3 The development hereby permitted shall not be brought into use until the access, parking and turning areas to the dwellings and the pub car park have been provided (and demarcated in relation to the pub car park) in accordance with the approved plans.

4 Nothing shall be placed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 600mm in height above the adjacent carriageway level. Anything that is greater than 600mm in height within 2.4m of the adjacent carriageway shall be immediately removed.

5 The development hereby permitted shall not be brought into use until the access drives rear of the public highway have been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary.

6 The development hereby permitted shall not be brought into use until any part of the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as footway with full height kerb.

7 The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

- amendments to the existing layby;
- construction of footway of minimum width 2.1m on full site frontage of dwellings and in transition between dwellings and existing public house frontage over length of amended layby;
- individual access crossings;
- reinstatement of dropped crossing to pub car park;

The off-site highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

8 The accesses to the dwellings shall be ungated.

9 The existing car park shall not be closed until the revised car park has been provided.

REASONS

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

7 To maintain adequate provision for pedestrians

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The conditions requiring highway works shall require a Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a link to a Works Information Pack and an application form for the Works Agreement. Please complete and send to the address indicated on the application fom 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/

This application requires an area of highway to be stopped up. Planning approval does not constitute permission to stop up the highway or carry out works on the highway. The applicant must contact Staffordshire County Council in order to progress an application to stop up this area of highway. Please contact Land Charges at land.charges@staffordshire.gov.uk or Staffordshire County Council at Highway Network Data Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH
It is important that no work is commenced on existing highway before stopping up is completed.
It will be the applicants responsibility to progress the stopping up application once agreement has been reached with Staffordshire County Council.

NOTE TO PLANNING OFFICER

The reference to provision of 2.1m footway and amendments to existing layby are intended to maintain pedestrian provision between the frontage of the plot closest to the pub and the frontage of the pub itself. The existing layby starts on the proposed frontage of the first plot coinciding with the existing car park entrance. As this car park entrance is being removed by the dwelling, there will be no footway without amendments to the layby.

The area of land is in the ownership of the applicant though there are highway rights over it which need to be stopped up.

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