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 L. BIBLE

Address: 82 HAIG ROAD
LEEK
STAFFORDSHIRE
ST13 6B

Application Type: FULL

Application Number: SMD2017/0583

Date Received: 20-SEP-2017

Road Number: D1292

Officer: David Plant

Date: 06-OCT-2017

Particulars of Development:
TWO STOREY SIDE EXTENSION, BEDROOM OVER GARAGE.

Location of Development:
82 HAIG ROAD, LEEK, STAFFORDSHIRE, ST13 6BZ

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 garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

2 Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the Local Planning Authority indicating extent of the proposed access crossing widening. The access crossing shall thereafter be widened in accordance with the approved details before the proposed development is brought into use.

3 Before the proposed development is commenced, details shall be first submitted to and approved in writing by the Local Planning Authority indicating replacement and relocation of the lighting column and any consequent lighting design adjustments. The lighting column or columns shall thereafter be replaced in accordance with the approved details.

4 The development hereby permitted shall not be brought into use until the access and parking area 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.

REASONS

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

3 To maintain lighting provision.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The extended dropped crossing to the site shall be constructed in accordance with details 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 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/

The lighting column in the access will need to be relocated by SCC PFI contractor Eon. It may be that adjacent columns will also need to be relocated to provide adequate street lighting coverage. This will be at the developers expense and extent of works should be established at an early stage.
There is a limited range in which the lighting column can be relocated. It is unlikely that the column can be repositioned beyond in line with the existing side of the house. Eon should be contacted at the earliest opportunity.

This will need to be done by SCC PFI contractor Eon. Please contact lightingforstaffordshire@eonenergy.com or highways@staffordshire.gov.uk or 0300 111 8000.

NOTE TO PLANNING OFFICER

A note on drawing PL01B states 'Dropped kerb widened'. However, no details are provided. The extent of the exsting crossing and extent of proposed widening are not shown. This needs to be shown on a drawing hence condition above.

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