Form X (i)

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 M GREGORY

Address: GREENE KING PLC
ABBOT HOUSE
WESTGATE BREWERY
BURY ST. EDMUNDS
IP33 1Q

Application Type: FULL

Application Number: SMD2017/0509

Date Received: 25-SEP-2017

Road Number: A0052

Officer: David Plant

Date: 06-OCT-2017

Particulars of Development:
PROPOSED TIMBER DECKING AND BALUSTRADING TO EXISTING EXTERNAL SEATING AREA AND REPLACEMENT EXTERNAL ACCESSIBLE RAMP.

Location of Development:
MANAGERS ACCOMMODATION, THE WINDMILL, ASH BANK ROAD, WERRINGTON, STAFFORDSHIRE

REFUSAL:

Recommendations: This application should be refused for the following reasons:-

1 Conflicting information

2 Insufficient information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a revised application at a later date when:

- accurate representation of the existing layout;
- existing and proposed layouts in context of surrounding highway features;
- visibility from the existing car park access and visinbility from Johnstone Avenue across the site frontage;

are included in the application.

NOTE TO PLANNING OFFICER

There is no context to the existing or proposed layouts. Existing kerblines are not shown, dropped crossing is not shown, telegraph pole which it appears will be within the proposed decking area, is not shown.
Drawing 3538-03 shows existing bollards on a radius. However, on site they are a straight chamfer which starts before the radius.
The red line plan shows a straight chamfer.
The site should be properly surveyed including features outside the site to show context.
Extent of highway land can be obtained from land.charges@staffordshire.gov.uk for a fee.

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