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 A BYATT

Address: 104 JUINCTION ROAD
LEEK
STAFFORDSHIRE
ST13 5Q

Application Type: FULL

Application Number: SMD2017/0575

Date Received: 01-NOV-2017

Road Number: C0064

Officer: David Plant

Date: 17-NOV-2017

Particulars of Development:
PROPOSED CONSTRUCTION OF FARM WORKERS DWELLING

Location of Development:
FAR LAKE FARM, SHAW WALL LANE, WHISTON, 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 details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

2 The development hereby permitted shall not be brought into use until the existing vehicle access point rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASONS

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

NOTES TO PLANNING OFFICER

There is plenty of space within the overall site to allow parking but the access is shared with a farmyard and field. Dedicated parking for the dwelling should be defined.

Reconstruction of the existing vehicle access point would be appropriate for a residential use but would benefit all uses of the access.

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