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 K DAWSON
DANE HEIGHTS
CLAY LAKE
ENDON
STAFFORDSHIRE
ST99DD

Application Type: OUTLINE
Application No: SMD2017/0718
Date Received: 15-NOV-2017
Road No: B5051

Officer: David Plant
Date: 04-DEC-2017

Particulars of Development:
OUTLINE APPLICATION FOR CONSTRUCTION OF DETACHED DWELLING (RE-SUBMISSION OF SMD/2014/0616).

Location of Development:
DANE HEIGHTS, CLAY LAKE, ENDON, STAFFORDSHIRE, ST9 9DD

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 No development hereby approved shall be commenced until full details of provision of parking, turning and servicing within the site curtilage; have been submitted to and approved in writing by the Local Planning Authority:
The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

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

3 The development hereby permitted shall not be brought into use until details indicating parking and turning for Dane Heights have been submitted and thereafter approved in writing by the planning authority.

4 Before the proposed development commences the new access within the site shall be surfaced in a bound material for a minimum distance of 10.0m rear of the highway boundary.

5 Before the proposed development commences the new access shall be constructed with a gradient not exceeding 1 in 10 for a distance of 4.5m from the rear of the highway boundary in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.

6 The access shall be ungated or any gates shall be set back a minimum of 6m rear of the highway boundary and shall open inwards away from the highway

7 The development hereby permitted shall not be brought into use until details of a surface water drainage interceptor sited immediately to the rear of the highway boundary, connected to a surface water outfall or drainage to SUDS principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

8 The development hereby permitted shall not be commenced until details of the 2.4m x 43m visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

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 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 further 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/

NOTES TO PLANNING OFFICER

The application is for erection of a dwelling, however, the proposed access is not yet constructed and appears to have been permitted under a different application. To avoid doubt, access conditions are included here.

The access to the site from Clay Lake was approved under application SMD/2014/0034 however, the applicant has failed to demonstrate that the proposed development is not detrimental to the existing parking and turning for Dane Heights, hence the requirement for Condition 3 above.

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