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 GREG THORLEY
WHITE GABLES
CLEWLOWS BANK
BAGNALL
STAFFORDSHIRE
ST99LP

Application Type: FULL
Application No: SMD2017/0714
Date Received: 04-DEC-2017
Road No: C0187

Officer: David Plant
Date: 11-DEC-2017

Particulars of Development:
PROPOSED PARTIAL DEMOLITION - SINGLE STOREY SIDE AND REAR EXTENSION.

Location of Development:
WHITE GABLES, CLEWLOWS BANK, BAGNALL, STAFFORDSHIRE, ST9 9LP

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 access to the site within the limits of the public highway has been completed.

2 The development hereby permitted shall not be brought into use until the following details have been submitted to and approved in writing by the Local Planning Authority:

- construction details and extent of works between carriageway edge and site boundary;

Development shall thereafter be carried out in accordance with the approved details and be completed prior to first use.

3 The development hereby permitted shall not be brought into use until details of the reinstatement of that 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 have been first submitted to and approved in writing by the local planning authority. That part of the existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.

4 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

5 The development hereby permitted shall not be brought into use until the access drive 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

3 To avoid a proliferation of redundant accesses.

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 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/

NOTE TO PLANNING OFFICER

The scheme layout plan shows no detail of the works required to the footway and existing kerb line. As the S184 application (to be made by the applicant) will refer to the planning approval, this detail is required.

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