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 DAVID EVANS
DEP ARCHITECTS
2 COLLEGE FIELDS FARM
DORRINGTON LANE
WOORE, CHESHIRE
CW39RT

Application Type: OUTLINE
Application No: SMD2017/0775
Date Received: 13-DEC-2017
Road No: D1078

Officer: David Plant
Date: 15-DEC-2017

Particulars of Development:
OUTLINE APPLICATION FOR LAND OFF WOODHOUSE LANE

Location of Development:
LAND OFF WOODHOUSE LANE, BIDDULPH, 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 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- point/s of access;
- disposition and layout of buildings;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials

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 commenced until details of the minimum 2.4mx43m visibility splays at each access 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.

3 The accesses shall be ungated

4 Before the proposed development is commenced, details shall be first submitted to and approved in writing by the local planning indicating details of proposed pedestrian connections to the existing footway network. The footway connections shall thereafter be provided in accordance with the approved details.

5 Garages shall be constructed to minimum internal dimensions of 3m wide x 6m long.

REASONS

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

4 To comply with SMDC Core Strategy policy T1 and T2.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Access crossings 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/

NOTES TO PLANNING OFFICER

An indicative layout has been submitted but as the application is in outline with all matters reserved, the layout has not been considered and should not be construed as being approved.
It is not clear that the requisite visibility splays can be achieved at the westernmost plot.

Parking should be provided at a minimum of 2 spaces for up to 3 bed dwellings and 3 spaces for 4 bed and over.

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