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: DR LEE PEARSON
SPRINGS COTTAGE FARM
THORNEYEDGE ROAD
BAGNALL
STAFFORDSHIRE
ST99LE

Application Type: FULL
Application No: SMD2018/0061
Date Received: 01-FEB-2018
Road No: D1054

Officer: David Plant
Date: 12-FEB-2018

Particulars of Development:
INSTALLATION OF STABLE BLOCK AND MANEGE.

Location of Development:
SPRINGS COTTAGE FARM, THORNYEDGE ROAD, BAGNALL, STAFFORDSHIRE, ST9 9LE

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 accesses 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 details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

- access construction;
- piping of drainage ditch including concrete bed and surround;
- relocation of drainage grips crossing the banked verge likely to be removed by construction of the northernmost access;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

3 The development hereby permitted shall not be brought into use until the access drives rear of the public highway have been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 10m back from the carriageway edge in accordance with details to be first submiited to and approved in writing by the Local planning Authority

4 The development hereby permitted shall not be brought into use until details of the parking and turning areas and internal roadways 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 unobstructed for the life of the development.

5 Gates shall be setback a minimum of 5m rear of the carriageway edge and shall open inwards away from the highway.

REASONS

ALL To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy policy DC1 and T1; in the interests of highway safety.

2 To ensure the access within the highway is constructed to adequate standards and to maintain existing drainage.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The construction of the access, piping of the ditch and provision of drainage grips shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a link to a Minor Works Information Pack and an application form for the Minor Works Agreement. Please complete and send to the address indicated on the application fom 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

There doesn't appear to be any parking, turning for any type of vehicle or any internal road/track layout shown on the drawings. This should be clarified.

At the location of the proposed northern access there are two drainage grips which allow surface water off the carriageway into the ditch, though their location is not shown on the drawings. These will need to be replaced to maintain drainage.

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