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 & MRS JONES
69 HIGH STREET
KINGSLEY
STOKE-ON-TRENT
STAFFORDSHIRE
ST10 2A

Application Type: OUTLINE
Application No: SMD2018/0127
Date Received: 02-MAR-2018
Road No: A0052

Officer: David Plant
Date: 09-MAR-2018

Particulars of Development:
OUTLINE APPLICATION FOR SINGLE DWELLING WITH ACCESS.

Location of Development:
69 HIGH STREET, KINGSLEY, STOKE-ON-TRENT, STAFFORDSHIRE, ST10 2AF

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

2 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:

- layout of proposed dwelling;
- Provision of parking, turning and servicing for both existing and proposed dwellings 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/first use of the development. (delete as appropriate)

3 The development hereby permitted shall not be commenced until details of the 2.4mx17m visibility splay to the south east and 2.4m x 9m to the north west 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.

4 Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the Local Planning Authority, indicatng the extent ofthe existing access crossing and the extent of the proposed widened access crossing of the footway. The access crossing shall thereafter be widened 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.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be widened in accordance with the submitted drawing 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/

NOTE TO PLANNING OFFICER

Site visited 07/03/2018

The visibility splay of 2.4m x 9m to the north west is as shown on the submitted drawing and cannot be improved. However the visibility splay to the south east can be increased to 17m to maximise available visibility.
While visibility splays are below standard, the proposal indicates a turning area for both the existing and proposed dwellings which is an improvement on the existing situation. This turning area must be provided at reserved matters stage to make the development acceptable.

Parking must be provided at 2 spaces for up to 3 bed dwellings; 3 spaces for 4 beds and over.

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