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. MALBORN
11 CONWAY GROVE
CHEADLE
STOKE-ON-TRENT
STAFFORDSHIRE
ST10 1Q

Application Type: FULL
Application No: SMD2018/0140
Date Received: 06-MAR-2018
Road No: D1266

Officer: David Plant
Date: 19-MAR-2018

Particulars of Development:
CONSTRUCTION OF BUNGALOW

Location of Development:
11 CONWAY GROVE, CHEADLE, STOKE-ON-TRENT, STAFFORDSHIRE, ST10 1QG

Conditional

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

1 Before the proposed development is brought into use, revised details shall be first submitted to and approved in writing by the Local Planning Authority indicating revised parking layout. the parking layout shall thereafter be provided in accordance with the approved details and retained for the life of the development.

2 The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access on the plot boundary unless otherwise agreed in writing by the Local Planning Authority.

3 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced in a bound material for a minimum distance of 5m back from the carriageway edge 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 and T1; in the interests of highway safety.

2 To prevent increased surface water runoff being ultimately deposited on the highway in the interests of highway safety.

NOTES TO PLANNING OFFICER

The outlines of two vehicles are shown parked in front of the proposed dwelling. One of them is a small car but is shown touching the dwelling and touching the access track, which is not a practical parking bay. It is also less than 4m long (scaled). A standard parking bay is 4.8m long. Clarification of the parking area is required.

The access track would benefit from maintenance.

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