

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR C BARKS
MEADOW VIEW BUNGALOW
CEDAR HILL
ALTON
STOKE-ON-TRENT, STAFFORDSHIRE
ST10 4B

Application Type: FULL

Officer: David Plant

Application No: SMD2018/0245

Date: 01-MAY-2018

Date Received: 23-APR-2018

Road No: D1359

Particulars of Development:

CONSTRUCTION OF A DETACHED DWELLING.

Location of Development:

LAND AT HURSTONS LANE, ALTON, STOKE-ON-TRENT, 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 The dwelling hereby approved shall not be occupied until the access to the site has been completed.
- 2 The development hereby permitted shall not be brought into use until the existing site accesses, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted are permanently closed by removing gates, reinstating hedging and the access crossing reinstated as verge in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be permanently closed in accordance with the approved details.
- 3 The development hereby permitted shall not be brought into use until the access has been surfaced and thereafter maintained in a bound and porous material for the width of the access from the carriageway for a minimum distance of 5m rear of the carriageway edge and appropriately keyed into the existing carriageway in accordance with details to be first submitted to and approved in writing by the local planning authority. Beyond this the parking area may be loose surfaced and drained in accordance with SUDS principles.
- 4 The development hereby permitted shall not be brought into use until visibility splays of 2.4m x 43m in both directions have been provided at the access. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- 5 The development hereby permitted shall not be brought into use until visibility splay of 2.4m x 43m to the south west have been provided at the junction of the Hurstons with Hurstons Lane across the frontage of the site. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- 6 The access shall be ungated
- 7 No mud or other debris shall be deposited on the highway during construction. Any that is shall be immediately removed and the highway surface cleaned by mechanical means.

REASONS

- ALL To comply with NPPF paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.
- 2 To avoid a proliferation of disused access gateways.
 - 3 To safeguard the integrity of the surface and structure of the highway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access to the site shall be constructed in accordance with drawings to be submitted and with Staffordshire County Council 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

The visibility splay referred to above can be achieved by maintenance of the hedge on the frontage of the plot. No trees or hedge need to be removed apart from at the access point itself.

Site visited 26/04/2018

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