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 S/ FRIESENER
C/O KEN WAINMAN ASSOCIATES LTD
31A ST. EDWARD STREET
LEEK
STAFFORDSHIRE
ST13 5D

Application Type: OUTLINE
Application No: SMD2018/0291
Date Received: 18-MAY-2018
Road No: OFF A0052

Officer: David Plant
Date: 30-MAY-2018

Particulars of Development:
OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT INCLUDING ACCESS WITH ALL OTHER MATTERS RESERVED.

Location of Development:
LITTLE ASH FARM, ASH BANK ROAD, WERRINGTON, 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:

- Layout and disposition of roads and 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 Before the proposed development is commenced, details shall be first submitted to and approved in writing by the Local Planning Authority indicating:

- proposals to remove the surface mounted metal grill and reduce the step at the bullnose kerb;
- clarification of width of access;
- pedestrian dropped crossings and tactile paving at access on line of existing footway

The proposed development shall thereafter be carried out in accordance with the approved details.

3 Before the proposed development is brought into use, the access between the carriageway edge and the transverse bullnose kerbs shall be reconstructed to carriageway standard in accordance with details to be first submitted to and approved in writing by the local planning authority.

4 The access shall be ungated

REASONS

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

3 To ensure construction to carriageway standard

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 219 - 226 exemption of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.
This access will remain private.

The reduction of the upstand at the existing transverse bullnose kerbs and reconstruction of the access to carriageway standard will require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorkAgreements.aspx

NOTES TO PLANNING OFFICER

Drawing 1544-01 shows an access width of 5m and a footway of 1.8m. It appears to be measured from outside of brick pillar to outside of brick pillar. The existing effective width of the access is approx 5.9m. There does not appear to be adequate width between the red lines to provide 6.8m wide access.
Its not clear if the intention is to demolish the walls, and if so what the boundary treatment will be, and if this can be accommodated within the red line.
It may be more appropriate to accommodate a private shared access between the existing boundary walls.
Clarification of this should be provided.

Site visited 24/05/2018

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