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 D ALLEN
C/O ROBERT FORD
PARKSIDE
PARK ROAD
LEEK, STAFFORDSHIRE
ST13 8J

Application Type: OUTLINE
Application No: SMD2018/0312
Date Received: 21-MAY-2018
Road No: C0009

Officer: David Plant
Date: 04-JUN-2018

Particulars of Development:
OUTLINE APPLICATION FOR THE CONSTRUCTION OF 3NO. DWELLINGS WITH ALL MATTERS RESERVED.

Location of Development:
LAND OFF, MAIN ROAD, HOLLINGTON, 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 buildings and roads;
- 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 The development hereby permitted shall not be commenced until details of the 2.4mx120m visibility splays 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 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

3 The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

4 Any gates shall be located a minimum of 5m rear of the carriageway boundary and shall open away from the highway.

5 The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as verge.

REASONS

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

5 To avoid a proliferation of redundant accesses and access crossings

IMPORTANT INFORMATIVE TO BE INCLUDED ON DCISION NOTICE

The construction of the access to the site shall 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

Site Visited 24/05/2018

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