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 G. COOPER
C/O KEN WAINMAN ASSOCIATES LTD
31A ST. EDWAD STREET
LEEK
STAFFORDSHIRE
ST13 5D

Application Type: RESERVED MATTERS
Application No: SMD2018/0293
Date Received: 18-MAY-2018
Road No: D1427

Officer: David Plant
Date: 04-JUN-2018

Particulars of Development:
APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL IN RELATION TO SMD/2017/0658

Location of Development:
LAND ADJACENT TO SMITHY FARM, HILL TOP CLOSE, BROWN EDGE, 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 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.

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

3 The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plans. The parking area shall thereafter be retained unobstructed for parking of vehicles for the life of the development.

4 The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

5 The development hereby permitted shall not be brought into use until the surface water drainage interceptor, connected to a surface water outfall or drained to SUDS principles, has been provided across the access immediately to the rear of the highway boundary in accordance with the approved plans.

6 Nothing shall be placed, constructed, planted or allowed to remain within 2m of the carriageway edge that is greater than 600mm in height above the adjacent carriageway level on the frontage of the development. Anything that is greater than 600mm in height within 2m of the adjacent carriageway shall be immediately removed.

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 access crossing to the site shall be constructed in accordance with drawings to be submitted 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/

NOTES TO PLANNING OFFICER

The red line plan includes highway land within the red line. However, there is no reference to a certificate B having been completed on the application form and no record to one having been recieved. The highway boundary should be shown on the drawings. There is a 1.8m service strip to Hill Top Close. Precise details should be obtained from land.charges@staffordshire.gov.uk for a fee.
A licence to plant should be applied for.

Site Visit 24/05/2018

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