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 BRIAN SPENCER
PARADISE NURSERIES
CHEADLE ROAD
WINNOTHDALE
NR, TEAN
ST104HX

Application Type: OUTLINE
Application No: SMD2018/0278
Date Received: 21-MAY-2018
Road No: C0009

Officer: David Plant
Date: 04-JUN-2018

Particulars of Development:
APPLICATION FOR OUTLINE PLANNING CONSENT WITH ALL MATTERS RESERVED, FOR THE ERECTION OF A SINGLE DWELLING.

Location of Development:
PARADISE NURSERIES, CHEADLE ROAD, WINNOTHDALE, ST10 4HX.

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:

- Point of access;
- layout and disposition of building;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials;
- visibility splays

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2 Should the access be proposed at any other point than the existing point of access, 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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

If the access is proposed in any location other than the existing, the access crossing to the site from the highway 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. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. 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

An indicative layout has been submitted but as the application is in outline with all matters reserved, the layout has not been considered and should not be construed as being approved.

Site visited 24/05/2018

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