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: MRS HILARY WAIN
20 CAVERSWALL ROAD
BLYTHE BRIDGE
STAFFORDSHIRE
ST11 9B

Application Type: FULL
Application No: SMD2018/0178
Date Received: 11-JUL-2018
Road No: C0191

Officer: David Plant
Date: 23-JUL-2018

Particulars of Development:
PROPOSED TWO STOREY DWELLING WITH INTEGRAL GARAGE, AMENDED PROPOSAL TO SMD/2017/0730

Location of Development:
LAND ADJACENT TO 20 CAVERSWALL ROAD, BLYTHE BRIDGE, STAFFORDSHIRE, ST11 9BG

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 parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASON

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

NOTES TO PLANNING OFFICER

The access drive off Caverswall Road is a private drive. The developer should ensure they have appropriate rights of access to construct and occupy this additional dwelling.

The access drive is also a public right of way, Footpath Forsbrook 4(a). The comments of SCC Rights of Way should be noted.

The hedge to the north of the existing access point has been cut back in accordance with details received 09/01/2017 as part of SMD/2016/0648, with a consequent improvement in visibility. This has been maintained and has improved safety of the access for all users of the access and addresses previous highway recommendation of refusal on this site.

Site visit 19/07/2018

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