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 R. FISHER
C/O MR ROB DUNCAN
ROB DUNCAN PLANNING CONSULTANCY LTD
70 FERNDALE ROAD
LICHFIELD, STAFFORDSHIRE
WS13 7D

Application Type: FULL
Application No: SMD2018/0572
Date Received: 25-OCT-2018
Road No: PRIVATE

Officer: Barry Alcock
Date: 08-NOV-2018

Particulars of Development:
PROPOSED CONSTRUCTION OF SPLIT-LEVEL DETACHED DWELLING.

Location of Development:
LAND OFF, BACK LANE, BELLE VUE, LEEK, 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 garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

2, The development hereby permitted shall not be commenced until the following details have been submitted to and approved in writing by the Local Planning Authority:

- the reconstruction of Back Lane for a minimum distance of 10m rear of the junction with Belle Vue Road;

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

3. The development herby permitted shall not be commenced until a Construction Method Plan (CMP) has been submitted to, and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period and shall provide for:

i) the parking of vehicles for site operatives and visitors;
ii) the storage of plant and materials used in constructing the development;
iii) measures to prevent the deposition of deleterious material onto the highway.

Reasons

1 -2. In the interests of highway safety and in accordance with the aims and objectives of the National Planning Policy Framework.

3. To prevent indiscriminate parking and obstruction of the highway in the interests of highway safety.

i) Informative Notes to be Included on the Decision Notice

The works conditioned to reconstruct Back Lane involve works in the highway Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact 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)

https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorkAgreements.aspx

ii) Back Lane is a private / unadopted road and in not objecting to the development the Highway Authority should not be viewed as granting a right of vehicular access to the development site. It will be the applicant's responsibility to ensure they have vehicular access rights to serve this proposed development.

Note to Planing Officer

a) As Back Lane is a private road the Highway Authority have no jurisdiction over this road. The proposed development will require works to the embankment which may affect Back Lane and it is recommended that Building Control are consulted on the design of the dwelling and the works required to the embankment.

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