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 LES ELKIN
MOUNT PLEASANT FARM
CHEADLE ROAD
FORSBROOK
STOKE-ON-TRENT, STAFFORDSHIRE
ST11 9Q

Application Type: FULL
Application No: SMD2018/0662
Date Received: 24-OCT-2018
Road No: A0521

Officer: Jim long
Date: 14-NOV-2018

Particulars of Development:
CONSTRUCTION OF 2NO. DETACHED DWELLINGS.

Location of Development:
LAND AT CALVERHAY FARM, UTTOXETER ROAD, BLYTHE BRIDGE, STAFFORDSHIRE, ST11 9JG

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 accesses to the plots within the limits of the public highway has been completed.

2 The development hereby permitted shall not be brought into use until the accesses, parking and turning areas have been provided in accordance with the approved plans.

3 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 and porous material for a minimum distance of 5m back from the site

4 The garages 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 Before the proposed development is commenced, an accurate plan shall be first submitted to and approved in writing by the local planning authority indicating the surveyed location of the existing street lights and bus stop on the frontage of the development. Should the street lights or bus stop coincide with any proposed access, the streetlights and bus stop shall be relocated in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

- reconstruction of the footway on the frontage of the development;
- upgrading of the bus stop on the frotage of the development to include raised platform and kassel kerbs;

The works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Reasons

ALL To comply with NPPF policies and in the interests of highway safety.

6 To improve facilities for pedestrians and safeguard the structure of the highway

5 To accurately reflect the conditions on the site and determine if additional works may be necessary.

INFORMATIVE

The conditions requiring costruction of accesses, reconstruction of footway and upgrade of bus stop shall require a Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Works Information Pack and an application form for the Minor Works Agreement. Please complete and send to the address indicated on the application fom 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

The proposal includes 2 new access crossings relatively close together and a condition requires upgrade of the existing bus stop. Service connections and trenches will also be required. Condition to reconstruct the footway on the frontage is included to avoid a patchwork of surfacing and potential compromise of the integrity of the structure of the footway and is considered reasonable

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