From:	planningcomments@staffsmoorlands.gov.uk
To:	Planning Comments (SMDC)
Subject:	Comment Received from Public Access
Date:	14 November 2018 14:38:17

Application Reference No. : SMD/2018/0662
Site Address: Land At Calverhay Farm Uttoxeter Road Blythe Bridge Staffordshire ST11 9JG
Comments by: Staffordshire County CouncilHighways Authority
From:

Phone:
Email: jim.long@stafforshire.gov.uk
Submission: Neither
Comments: ST13 6HQ

Leek

Stockwell Street

Staffordshire Moorlands District Council

Moorlands House

Staffordshire County Council

Town and Country Planning Act, 1990

Development Management Procedure Order 2015

14-NOV-2018

To: Staffordshire Moorlands, DCM Applicant: MR LES ELKIN

FULL Jim long

Location of Development:

Conditional

A0521

CONSTRUCTION OF 2NO. DETACHED DWELLINGS.

24-OCT-2018

SMD2018/0662

LAND AT CALVERHAY FARM, UTTOXETER ROAD, BLYTHE BRIDGE, STAFFORDSHIRE, ST11 9JG

Officer:

Date:

Date Received:

Application Type:

Application No:

Particulars of Development:

There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

Road No:

Recommendations:

Form X (ii)

ST11 9Q

STOKE-ON-TRENT, STAFFORDSHIRE

MOUNT PLEASANT FARM

CHEADLE ROAD

FORSBROOK

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.

1

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.

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

3

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.

4

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.

5

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.

6

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

as Highway Authority

on behalf of the County Council

Commissioner for the Built County