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 L FINLAYSON
1 CRESSWELL OLD LANE
CRESSWELL
STAFFORDSHIRE
ST11 9R

**Application Type:** COU
**Application No:** SMD2018/0650
**Date Received:** 07-NOV-2018
**Road No:** D2172

**Officer:** David Plant
**Date:** 26-NOV-2018

**Particulars of Development:**
CHANGE OF USE FROM EXISTING STABLE/KENNEL BUILDING TO FORM 1NO. NEW DWELLING.

**Location of Development:**
1 CRESSWELL OLD LANE, CRESSWELL, STAFFORDSHIRE, ST11 9RF

## Conditional

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

1 Before the proposed development is brought into use, the gate shall be removed or reconfigured to ensure the gate cannot open towards the highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter remain ungated or with gates configured to ensure they cannot open towards the highway for the life of the development

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 boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details

3 The development hereby permitted shall not be brought into use until the parking bays have been provided in accordance with the approved plans. The parking bays shall thereafter be retained unobstructed for parking of vehicles for the life of the development.

REASON

ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

1 To avoid the risk of obstruction of the highway; in the interests of the free flow of passing traffic.

NOTES TO PLANNING OFFICER

The existing gates open outwards towards the highway. The proposed drawing is not clear on whether gates will remain. For this residential conversion, clarification on the gates is required. if they are to remain, they will need to be reconfigured to either open inwards or for sliding gates to be fitted.
Gates opening towards the highway risk obstruction of the highway and could be a hazard should they be open or become open when unattended.

Site visit 08/11/2018

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