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 & MRS GOULD
C/O SAMMONS ARCHITECTURAL LIMITED
10 CAWDRY BUILDINGS
FOUNTAIN STREET
LEEK, STAFFORDSHIRE
ST13 6J

Application Type: OUTLINE
Application No: SMD2019/0019
Date Received: 31-JAN-2019
Road No: D1288

Officer: David Plant
Date: 15-FEB-2019

Particulars of Development:
OUTLINE PLANNING APPLICATION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR THE CONSTRUCTION OF A SINGLE DETACHED BUNGALOWS.

Location of Development:
KINNOULL, EAST STREET, LEEK , STAFFORDSHIRE, ST13 6LF

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 proposed development hereby permitted shall not be commenced until the replacement parking and turning area for the existing dwelling 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.

2 The development hereby permitted shall not be brought into use until the access to the proposed replacement parking area for the existing dwelling within the limits of the public highway has been completed.

3 The development hereby permitted shall not be brought into use until details of the 2.4mx43m visibility splays at the proposed access to replacement parking have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form 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/

NOTES TO PLANNING OFFICER

The existing dwelling currently has parking to the rear the dwelling along this narrow access. As the proposal involves relocating the parking for the existing dwelling away from the narrow track, there will be no overall increase in the use of the narrow track.

Visibility splay stated above can be provided by removal of vegetation on the frontage and keeping the wall below 600mm high.

Site visit 07/02/2019

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