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 ANDREW CHATTERTON
CHATTERTON CONSTRUCTION
LEEK ROAD
CHEADLE
STOKE-ON-TRENT, STAFFORDSHIRE
ST10 2E

Application Type: OUTLINE
Application No: SMD2019/0101
Date Received: 11-APR-2019
Road No: B5051

Officer: David Plant
Date: 26-APR-2019

Particulars of Development:
OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED (EXEMPTION OF ACCESS, LAYOUT AND SCALE) FOR A SINGLE BEDROOM BUNGALOW WITH 1/2 PARKINIG SPACES & SCREEN FENCE ALONG EXISTING STONE BOUNDARY WALL ALONG LEEK ROAD.

Location of Development:
2 BREACH ROAD, BROWN EDGE, STAFFORDSHIRE, ST6 8QG

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 access and parking areas for both the existing dwelling and the proposed dwelling 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 boundary.

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

• Widening of footway on Leek Road frontage to minimum of 1.75m wide

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

4 The development hereby permitted shall not be commenced until details of the 2.4mx43m visibility splay from Breach Road across the Leek Road frontage 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.

5 The development hereby permitted shall not be commenced until details of the 2.4mx12m visibility splay from the driveway towards Leek Road has 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 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

2 To comply with SMDC Core Strategy policies T1 and T2; to provide adequate facilities for pedestrians.

3,4 To improve facilities and safety for road users

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The proposed widening of the footway shall require a Works Agreement or S38 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 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/

NOTES TO PLANNING OFFICER

Site visit 18/04/2019

Previous submissions for development of this site have shown the footway being widened to 1.75m wide. This improvement os not proposed on this submission but os necessary for pedestrian safety and is recommended as a condition.

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