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 CHRIS RALPHS
CHRIS RALPHS ARCHITECTS LIMITED
WINDSOR HOUSE
5A KING STREET
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE
ST51EH

Application Type: FULL
Application No: SMD2019/0311
Date Received: 24-MAY-2019
Road No: D1309

Officer: David Plant
Date: 10-JUN-2019

Particulars of Development:
CONSTRUCTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND PART DEMOLITION OF EXISTING GARAGE.

Location of Development:
91 MEIGH ROAD, WERRINGTON, STAFFORDSHIRE, ST2 9QJ

Conditional

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, details of the widening of the access, including the extension of the dropped kerb at the channel line shall be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be widened in accordance with the approved details.

2 The development hereby permitted shall not be brought into use until the parking and turning areas 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.

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 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.

REASONS

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

1 To define the proposal.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be extended in accordance with drawings to be submitted 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 further 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 proposed layout drawing shows a revision to the parking area which may require an extension to the dropped crossing of the footway. However this is not clear. Condition above is recommended to clarify this.

Site visit 30/05/2019

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