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 CARL PILARCZYK
1 STANLEY MOSS
1 AMBER COURT
STOCKTON BROOK
STOKE-ON-TRENT, STAFFORDSHIRE
ST99NE

Application Type: OUTLINE
Application No: SMD2019/0172
Date Received: 17-JUN-2019
Road No: PRIVATE

Officer: David Plant
Date: 27-JUN-2019

Particulars of Development:
APPLICATION FOR OUTLINE PERMISSION (ALL MATTERS RESERVED) FOR ONE DETACHED DWELLING.

Location of Development:
LAND OFF AMBER COURT, STOCKTON BROOK, STOKE-ON-TRENT, STAFFORDSHIRE,

Conditional

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

1 Access shall be from Amber Court only

2 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- layout and disposition of building;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

3 The development hereby permitted shall not be commenced until details of the2.4x43m visibility splay from Amber Court to the south west along A53 across frontage of site 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 commencing/brought into use (amend as appropriate).

4 The development hereby permitted shall not be commenced until details of the 2mx20m visibility splays at the access along Amber Court 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 bbrought into use.

5 No development shall take place, until details of wheel wash facilities have been submitted to, and approved in writing by the Local Planning Authority. The approved wheel wash shall be available throughout the construction period to prevent the deposition of mud or other deleterious materials on the highway.

REASONS

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

NOTES TO PLANNING OFFICER

Amber court is a private road. The applicant should ensure they have appropriate rights and permissions to carry out the works, add additional traffic onto a private and ensure future occupiers contribute to the maintenance of Amber Court.

Condition is recommended to, as a minimum, maintain existing visibility along A53 frontage. Also to provide adequate visibility at the access point along Amber Court.

Parking must be provided in accordance with SMDC draft Core Strategy. Any garage which contributes to the parking provsion must have minimum internal dimensions of 3m wide x 6m long.

Site visited 20/06/2019

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