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 P ASHTON
7 CONWAY GROVE
CHEADLE
ST101QG

Application Type: FULL
Application No: SMD2019/0370
Date Received: 24-JUN-2019
Road No: D1266

Officer: David Plant
Date: 05-JUL-2019

Particulars of Development:
PROPOSED ERECTION OF DETACHED DWELLING.

Location of Development:
7 CONWAY GROVE, CHEADLE, ST10 1QG.

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 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.

2 The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access on the plot boundary unless otherwise agreed in writing by the Local Planning Authority.

3 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced in a bound material for a minimum distance of 5m back from the carriageway edge 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.

2 To prevent increased surface water runoff being ultimately deposited on the highway in the interests of highway safety.

NOTES TO PLANNING OFFICER

The track is private from its junction with Eaves Lane. The applicants should they have appropriate rights and permissions to develop this site and should convey rights onto future purchasers of the dwelling.

The access track would benefit from maintenance.

Site visit 26/06/2019

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