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 HUDSON
THE OLD FARMHOUSE
PORTERS LANE
BRADNOP
NR LEEK, STAFFORDSHIRE
ST13 7N

Application Type: Prior Notification Dwelling
Application No: SMD2019/0017/DET
Date Received: 27-JUN-2019
Road No: D1095

Officer: David Plant
Date: 15-JUL-2019

Particulars of Development:
AGRICULTURAL BUILDING TO DWELLING.

Location of Development:
THE OLD FARMHOUSE, PORTERS LANE, BRADNOP, NR LEEK, STAFFORDSHIRE, ST13 7NQ

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 details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

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 material for a minimum distance of 5m back from the carriageway edge.

REASONS

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

NOTES TO PLANNING OFFICER

No parking layout is shown on the submitted drawing. A garden is shown to the west of the building, then a field gate to the west of that. The garden and yard area seems to be fenced off. It is not clear where parking is intended within the red line. Condition above seeks clarification of this.
Parking provision should be in line with Core Strategy draft standards.
There is space within the yard to provide parking.

The access is currently surfaced but is breaking up.

Site visit 04/07/2019

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