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 A HARRISON
BROAKOAK PROPERTIES LD
C/O ROB DUNCAN -ROB DUNCAN PLANNING CONS
70 FERNDALE ROAD
LICHFIELD, STAFFORDSHIRE
WS13 7D

Application Type: VARIATION OF CONDITION
Application No: SMD2019/0393
Date Received: 01-JUL-2019
Road No: A0052

Officer: David Plant
Date: 19-JUL-2019

Particulars of Development:
APPLICATION TO VARY CONDITIONS 1,2, AND 4 RELATING TO SMD/2017/0438.

Location of Development:
GROVE COURT, KINGSLEY ROAD, CELLAHEAD, STFFORDSHIRE, ST9 0FD

Conditional

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

1 Within 3 months of the application being approved, details of the reinstatement of the existing site access to footway with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development shall be first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans within three months of the date of the approval.

REASON

To comply with NPPF paragraph 108; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety; to avoid a proliferation of redundant access crossings.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The existing dropped crossing made redundant as a consequence of this development shall be reinstated to footway with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact 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)

NOTES TO PLANNING OFFICER

Drawings submitted for and conditions imposed on the previous applications on this site SMD/2013/0903 and SMD/2017/0438 required a visibility splay of 2.4mx215m in both directions and a 2m wide footway to be provided on the frontage.
These have not been provided.
While these could and should have been provided, they were not and we now have what we have. While visibility is not perfect, it is possible to see the majority of a vehicle from 215m distance (looking towards Cheadle) assisted by the horizontal and vertical alignment of the carriageway. The removal of the tops of the gateposts improved visibility from the condition in which it was originally left.
Given this, the current compromise drawings are acceptable.

Existing access crossing still needs to be permanently closed and reinstated as footway with full height kerb. This is clearly stated, though not defined in extent, on the drawing and needs to be carried out at the earliest opportunity.

This response is based on the understanding that all other relevent conditions will remain applicable and in force.

Site visit 04/07/2019

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