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: MESSRS D AND K ROBERTS
C/O MR ROBERT MCGUINESS - RLM ASSOCIATES
11 ASHDALE ROAD
THE MOUNT
LEEK, STAFFORDSHIRE
ST13 6Q

Application Type: COU
Application No: SMD2019/0671
Date Received: 06-NOV-2019
Road No: A0521

Officer: David Plant
Date: 26-NOV-2019

Particulars of Development:
PROPOSED CHANGE OF USE OF PART SINGLE RESIDENTIAL PLOT INTO BUILDING PLOT WITH ACCESS ALTERATIONS TO EXISTING.

Location of Development:
68 SOUTH VIEW, THE GREEN, CHEADLE, STOKE-ON-TRENT, STAFFORDSHIRE, ST10 1PH

Conditional

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

1 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 dwellings;
- 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.

2 The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

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.

4 Before the proposed development is brought into use, the wall, including piers, on the site frontage shall be reduced to, and maintained at, a maximum height of 600 mm above the adjacent carriageway level in accordance with approved drawing RLM956/2

5 The development hereby permitted shall not be commenced until details of the 2.4mx43m visibility splays at each access have been submitted to and approved in writing by the Local Planning Authority. The visibility splays 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 brought into use.

6 The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor, connected to a surface water outfall, or access drainage dsigned on SUDS principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

7 Before the proposed development is commenced details shall be first submitted to and approved in writing defining the access alterations referred to, but not defined, on drawing RLM956/2. THe access improvements shall thereafter be completed in accordance with the approved drawings.

8 Any gates shall be located a minimum of 5m rear of the highway boundary and shall open away from the highway.

REASONS

ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy T1 and DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing RLM956/2 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 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/

Alterations to existing access will 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

The application is in outline with access to be determined. An indicative layout has been submitted but this layout is not for approval at this stage.
Parking should be provided in accordance with draft Local Plan standards.
Turning area is required as the Green is the A521

A drainage interceptor is required to prevent additional surface water running off the site onto the highway. Alternatively, the crossfall of the access could be used to drain the accesses onto grassed areas/planted borders over flush edgings (or similar) on SUDS principles. One option or the other should be clearly shown on drawings at REM stage.

Drawing RLM956/2 refers to alterations to existing access but does not define what these are. Condition above seeks clarification.

Site visit 21/11/2019

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