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 ANDREW CHATTERTON
CHATTERTON CONSTRUCTION
LEEK ROAD
CHEADLE, STOKE-ON-TRENT
STAFFORDSHIRE
ST10 2E

Application Type: OUTLINE
Application No: SMD2019/0707
Date Received: 09-DEC-2019
Road No: D1209

Officer: Waddah Alsusa
Date: 27-DEC-2019

Particulars of Development:
OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED (APPROVAL FOR ACCESS AND SCALE) FOR A SINGLE BEDROOM BUNGALOW WITH HALF PARKING SPACES AND SCREEN FENCE ALONG EXISTING STONE BOUNDARY WALL ALONG LEEK ROAD.

Location of Development:
2 BREACH ROAD, BROWN EDGE, 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- The development hereby permitted shall not be brought into use until the access and parking areas for both the existing dwelling and the proposed dwelling have been provided in accordance with the approved plans.

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 and porous material for a minimum distance of 5m back from the site boundary.

3- The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:

• Widening of footway on Leek Road frontage to minimum of 1.75m wide

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

4- Prior to first use of the development the site access shall be completed within the limits of the public highway as a vehicular dropped crossing.

5- Prior to commencement of development details of vehicular visibility splays related to the speed of vehicles on Breach Road shall be submitted to and approved in writing by the Local Planning Authority. The approved visibility splays shall thereafter be provided in accordance with the approved details prior to first use of the development with nothing placed or retained forward of the splay line exceeding 600mm in height above the level of the carriageway.

Reason for recommendations

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

To comply with SMDC Core Strategy policies T1 and T2; to provide adequate facilities for pedestrians.

To improve facilities and safety for road users

Informative Note to be included on Decision Notice

i- The proposed widening of the footway shall require a Works Agreement or S38 Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Works Information Pack and an application form for the Works Agreement. 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/

ii- 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 further link to "vehicle dropped crossings" which includes a "vehicle dropped crossings 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 County Council, 2 Staffordshire Place, Tipping Street, Stafford. ST16 2DH or email (nmu@staffordshire.gov.uk) www.staffordshire.gov.uk/transport/staffshighways/licences

Notes to the Planning Officer

i- Previous submissions for development of this site have shown the footway being widened to 1.75m wide. This improvement was not proposed on this submission but is necessary for pedestrian safety and is recommended as a condition.

ii- A Site visit was carried out on 23/12/2019

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