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 JULIAN ABBOTT
TREE TOPS
246A PARK LANE
KNYPERSLEY
STAFFORDSHIRE
ST87NR

Application Type: FULL
Application No: SMD2019/0731
Date Received: 06-DEC-2019
Road No: C0355

Officer: Georgios Theodorou
Date: 19-DEC-2019

Particulars of Development:
CONSTRUCTION OF NEW DWELLING AND NEW VEHICULAR ACCESS.

Location of Development:
TREE TOPS, 246A PARK LANE, KNYPERSLEY, STAFFORDSHIRE, ST8 7NR

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 to the site within the limits of the public highway has been completed.

2 The development hereby permitted shall not be brought into use until the parking and turning areas have 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.

3 The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

4 The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, or drained to SUDS principles, located across the access immediately to the rear of the highway boundary. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

5 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 drained to SUDS principles, located across the access immediately to the rear of the highway boundary 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 priorto the development being first brought into use.

6 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.

REASONS
ALL To comply with NPPF paragraph 32; to comply with SMDC Core Strategy policy DC1 and T1; in the interests of highway safety

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx

Note to the planning officer
A similar access and parking area was conditionally approved by highways at this site before.

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