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 GRAHAM TILL
THE GABLES
STATION ROAD
DITTON PRIORS
BRIDGNORTH
WV16 6S

Application Type: OUTLINE
Application No: SMD2020/0008
Date Received: 15-JAN-2020
Road No: D1326

Officer: David Plant
Date: 24-JAN-2020

Particulars of Development:
OUTLINE PERMISSION WITH DETAILS OF ACCESS (ALL OTHER MATTERS RESERVED) FOR THE PROPOSED CHANGE OF PARK DOMESTIC GARDEN AREA TO SELF CONTAINED BUILDING PLOT.

Location of Development:
1 CRANBERRY AVENUE, CHECKLEY, STOKE-ON-TRENT, STAFFORDSHIRE, ST10 4NE

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:

- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials
- layout and disposition of building;
- adequate parking and turning;

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 details of the cutting back of the vegetation on the Cranberry Avenue frontage of the site to in line with the back edging of the footway such that it does not grow over the footway have been submitted to and approved in writing by the Local Planning Authority. The vegetation on the Cranberry Avenue frontage shall thereafter be maintained in line with the back edge of the footway such that it does not grow over the footway for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 108; 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 dropped crossing to the site shall be constructed in accordance with the submitted drawing 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/

NOTES TO PLANNING OFFICER

Cranberry Avenue is a residential cul de sac.
There is a 2m footway on the frontage.
Visibility at the proposed access can be improved by the cutting back of vegetation on the site frontage such that it does not overhang the footway, as conditioned.

Site visit 23/01/2020

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