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 MARK LEESE
MARK LEESE BUILDERS LTD
29 SANDY HILL
WERRINGTON
STOKE-ON-TRENT, STAFFORDSHIRE
ST12 9E

Application Type: Non Material Amendment
Application No: SMD2020/0012/NMA
Date Received: 18-MAR-2020
Road No: C0186

Officer: David Plant
Date: 26-MAR-2020

Particulars of Development:
NON- MATERIAL AMENDMENT, RE:- SMD/2019/0092 CONDITION 1 PROPOSED RE-POSTING OF DRIVE ACCESS TO PLOT 2.

Location of Development:
2 POST LANE, ENDON, STOKE-ON-TRENT, STAFFORDSHIRE, ST9 9DT

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

2 Before the proposed development is brought into use, the hedge and vegetation on the frontage of both plots shall be cut back and maintained such that it does not overhang or overgrow the footway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The vegetation shall thereafter be maintained such that it does not overgrow or overhang the footway for the life of the development.

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 the approved plans.

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

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

REASONS

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

2 To comply with SMDC Core Strategy Policy T1 and T2; in the interests of pedestrian safety

To comply with SMDC Core Strategy draft parking standards

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The extended 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

The applicant has already applied for a S184 which is in accordance with this application for NMA.

This recommendation is issued on the understanding that all other conditions on SMD/2020/0092 will remain in force - reiterated above.

Site visit 05/03/2020 in response to S184 application, which was discussed with the applicant at the time. This NMA was received the following week.

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