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 R. HOPKINSON
C/O MR GEZ WILLARD -WW PLANNING
MAIN ROAD
HOLLINGTON
STAFFORDSHIRE
ST10 4H

Application Type: OUTLINE
Application No: SMD2019/0779
Date Received: 30-APR-2020
Road No: PRIVATE

Officer: David Plant
Date: 01-MAY-2020

Particulars of Development:
OUTLINE PERMISSION WITH ALL MATTERS RESERVED FOR THE CONSTRUCTION OF A SINGLE COTTAGE.

Location of Development:
LAND OFF, SMITHY LANE, MOBBERLEY, STAFFORDSHIRE, ST10 1TN

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 dwelling and curtilage;
- 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 commenced until details of maximum achieveable visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay 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.

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 carriageway edge in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

REASON

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

NOTES TO PLANNING OFFICER

Smithy Lane is a private road. The applicants should ensure they have appropriate rights and permissions to carry out this development and should ensure rights of access are conveyed to purchasers of the property.

Application SMD/2019/0441 referred to an improvement of the access though included no details. Conditions above require details of improvements at REM stage.

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