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: BIRCHENDEL HOLDINGS
C/O ROB DUNCAN - ROB DUNCAN PLANNING CON
70 FERNDALE ROAD
LICHFIELD
STAFFORDSHIRE
WS13 7D

Application Type: Non Material Amendment
Application No: SMD2020/0022/NMA
Date Received: 12-JUN-2020
Road No: D1289

Officer: David Plant
Date: 01-JUL-2020

Particulars of Development:
NON-MATERIAL AMENDMENT RELATING TO SMD/2018/0321 - REPOSITIONING OF THE VEHICULAR ACCESS, ADDITIONAL PLANTING AND INSTALLATION OF DWARF WALL.

Location of Development:
LANDON NE SIDE OF RIVENDEL LANE, LEEK, 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 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 details of the following works have been submitted to and approved in writing by the Local Planning Authority

- resurfacing of damaged footway between electricity substation and boundary of site to north

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first 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 site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

4 The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plans. The parking area shall thereafter be retained unobstructed as parking area for the life of the development.

5 The development hereby permitted shall not be brought into use until visibility splay of 2.4mx27m from the proposed access to the south east across the frontage of the site has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm including wall piers, above the adjacent carriageway level.

6 Notwithstanding any details shown on the approved plans no development shall be brought into use until revised details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- maximum height of wall on frontage, including piers, of 600mm;

The wall shall thereafter be constructed in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

REASONS

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

2 To reinstate the footway to a safe condition.

5,6 To provide and retain adequate visibility splay 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/

The works to the footway involve works on the highway. Please note that prior to the works taking place you require a Permit to Dig. Please contact 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)

NOTES TO PLANNING OFFICER

The footway between the electricity substation and the adjacent property, White Lodge, has been damaged by the hedge which has recently been removed. It is considered reasonable that the developer rectify this damage.

The revised location of the access allows for an extension to the visibility splay over that recommended under SMD/2018/0321.

Submitted drawing shows a wall with height of 600mm. However, the piers are shown as greater than 600mm. As these appear to be within the visibility splay, they will need to be kept below the visibility splay in the interests of highway safety.

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