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 S WATKINS
C/O ROB DUNCAN PLANNING CONSULTANCY
70 FERNDALE ROAD
LICHFIELD
STAFFORDSHIRE
WS13 7D

Application Type: FULL
Application No: SMD2020/0339
Date Received: 06-JUL-2020
Road No: OFF C65

Officer: David Plant
Date: 20-JUL-2020

Particulars of Development:
CONSTRUCTION OF EXTENSION TO DETACHED GARAGE TO FORM ANCILLARY RESIDENTIAL ANNEX

Location of Development:
OLD STAR FARM BEELOW LANE
COTTON

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 visibility splay of 2.4mx140m to the north of the farm access has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

2 The development hereby permitted shall not be brought into use until details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

REASONS

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

NOTES TO PLANNING OFFICER

There is no parking layout included in the application. There appears to be adequate space witin the site to provide adequate parking and turning for the existing dwelling and proposed annex.
Proposed annex is attached to an existing garage. This may require condition to retain garage for the parking of vehicles depending on parking layout.

Current records show that there are 1 personal injury collisions (PIC) on Beelow Lane within 215metres either side of the access for the previous five years. Although all PICs are regrettable, the collision took place at the junction of Star Bank/Beelow Lane and does not suggest there are any existing safety problems that would be exacerbated by the proposed development.'

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