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: RD (LEEK) LTD
C/O SAMMONS ARCHITECTURAL LTD
10 CAWDRY BUILDINGS
FOUNTAIN STREET
LEEK
SK170BB

Application Type: FULL
Application No: SMD2020/0332
Date Received: 20-JUL-2020
Road No:

Officer: David Plant
Date: 05-AUG-2020

Particulars of Development:
ERECTION OF A DWELLING (CHANGE OF HOUSE TYPE).

Location of Development:
PLOT 145, 27 MEADOW CLOSE, LEEK, ST13 5TX.

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 parking area has been provided in accordance with the approved plan 2020-2508-06A. The parking area shall thereafter be retained unobstructed as parking area for the life of the development.

2 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 material for a minimum distance of 5m back from the site boundary.

REASONS

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

NOTES TO PLANNING OFFICER

The site slopes away from Meadow Close. Careful consideration of drainage will be required to ensure surface water cannot enter the dwelling or garage.

Adequate parking is provided within the site curtilage.

Meadow Close is not yet adopted highway.

Site visit 23/07/2020

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