Form X (ii)

Staffordshire County Council

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 M HOSKINS
LYNTON SHOPFITTERS LTD
LYNTON HOUSE
HOSE STREET
TUNSTALL
ST6 5AL

Application Type: FULL
Application No: SMD2020/468
Date Received: 03-SEP-2020
Road No: D1284

Officer: David Plant
Date: 18-SEP-2020

Particulars of Development:
PROPOSED DETACHED DWELLING WITH DETACHED DOUBLE GARAGE AND NEW ACCESS.

Location of Development:
LAND ADJACENT TO 23 CASTLE VIEW, BIDDULPH, ST8 6LF.

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 the parking areas have been provided in accordance with the approved plan 'Block Plan'. The parking bays and garage shall thereafter be retained unobstructed for the purposes of parking of vehicles for the life of the development.

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

4 The development hereby permitted shall not be brought into use until the parking bays 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 thecarriageway edge

5 The hedge on the frontage of the site shall be maintained in line with the back edge of the footway such that it does not grow over the footway.

REASONS

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

2,3 To comply with Appendix 8 of the Draft Local Plan

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 further 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 garage has external dimensions of 6mx6m. Draft parking standards require internal dimensions of 6m. However, this is a double garage and there are 2 parking spaces to the front of the garage. The garage will likely be of adequate size to accommodate a single vehicle with two vehicles to the front, thereby meeting parking standards.

Site Visit 10/09/2020

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