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 SEATON
MISS BILLIE CHELL
HEWITT & CARR ARCHITECTS
DAISYBANK HOUSE BUSINESS CENTRE,17-19 LE
CHEADLE,
ST101JE

Application Type: VARIATION OF CONDITION
Application No: SMD2020/0508
Date Received: 17-SEP-2020
Road No: A0522

Officer: David Plant
Date: 25-SEP-2020

Particulars of Development:
VARIATION OF CONDITION 2 RELATING TO SMD/2019/0402 TO ALLOW FOR MINOR AMENDMENTS TO THE APPROVED SCHEME

Location of Development:
LAND ADJ HOLLINSCROFT HOUSE UTTOXETER ROAD, LOWER TEAN

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 surface water drainage interceptor, sited immediately to the rear of the highway boundary, connected to a surface water outfall, has been submitted to and approved in writing by the Local Planning Authority. The drainage 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 parking area has been provided in accordance with the approved plan 01003 AL(0)01 A. The parking area shall thereafter be retained unobstructed as parking area for the life of the development.

4 The access shall be ungated

5 The development hereby permitted shall not be brought into use until the visibility splays shown on plan 01003 AL(0)01 A have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

REASONS

To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; 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 no 01003 AL(0)01 A 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/

NOTES TO PLANNING OFFICER

Application is for variation of condition on SMD/2019/0402 which itself was a variation of condition on SMD/2020/0639. To avoid confusion, conditions are specified in this response.
Details of alterations are not stated or listed.

Condition 10 on SMD/2017/0639 requires bound and porous surfacing. Submitted drawing 01003 AL(0) 01 A states tarmac with block paved border. As condition has been disregarded, a new condition is included above recommending a drainage interceptor on the highway boundary.
Suitable drainage could also be achieved by careful level design to drain on SUDS principles guiding surface water to grassed or topsoiled areas. However, pedestrian access will complicate that.

Site visit 24/09/2020

Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority