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: MISS AMANDA KELLY
51 PARK LANE
KNYPERSLEY
st8 7as

Application Type: FULL
Application No: SMD2020/0559
Date Received: 23-OCT-2020
Road No: C0355

Officer: David Plant
Date: 12-NOV-2020

Particulars of Development:
PLANNING PERMISSION REQUIRED FOR DROPPED KERB TO FRONT OF THE PROPERTY.

Location of Development:
51 PARK LANE
KNYPERSLEY

KNYPERSLEY
PLANNING PERMISSION REQUIRED FOR DROPPED KERB TO FRONT OF THE PROPERTY.

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 details of the reinstatement of the existing site access off Woodland Street, to footway with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans coincident with the development being brought into use.

REASONS

ALL To avoid a proliferation of redundant and unecessary access crossings.

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/

The existing dropped crossing to the site, off Woodland Street, made redundant by this proposal, shall be reinstated to footway with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement 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 PLANING OFFICER

The application is for a dropped crossing only. However, the garden of the dwelling has been turned into a parking area and surfaced in a bound material. This also requires planning approval under CLG document Guidance on the Paving of Front Gardens.
Drainage needs to be considered.

The application site formerly had vehicular access from Woodland Street. This access has now been walled and fenced across making the dropped kerbs redundant. The dropped crossing off Woodland Street needs to be reinstated as footway with full height kerbs in accordance with condition above. As this application directly replaces the access off Woodland Street and renders it redundant, the condition to reinstate the access crossing is directly related and relevant to this application.

Site visit 11/11/2020

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