

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR PETER BULL
BULL CONSTRUCTION LTD
C/O AGENT

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0284

Date: 18-MAY-2021

Date Received: 29-APR-2021

Road No: D1125

Particulars of Development:

ERECTION OF A SINGLE DWELLING AND AMENDMENTS TO PARKING PROVISION FOR END TERRACE
APPROVED UNDER PLANNING APPLICATION SMD/2019/0005

Location of Development:

LAND OFF BLACK LANE
WHISTON

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 drive rear of the public highway has been reconstructed in a bound material and formally drained between the carriageway edge of Black Lane and site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
 - 2 The development hereby permitted shall not be brought into use until the access, parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
 - 3 The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor located 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.
- REASONS
- ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.
- 3 To prevent surface water flowing onto the highway from the reconstructed access track.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The reconstruction and resurfacing of the access will require works in the highway. This will 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 PLANNING OFFICER

Access to the site is off an unsurfaced private track.

Highways have consistently recommended that the access be reconstructed/resurfaced for a distance of 5m at its junction with Black Lane. Development off this private access has now reached the stage where, technically, the access should be fully reconstructed, formally drained and brought up to standard required under Section 7 Staffordshire Act 1983, hence condition above. This is also why the surface water drainage interceptor condition has been introduced.

At the very least, the access should be conditioned to be reconstructed in a bound material for the 5m previously recommended to provide a reasonable access for this total number of dwellings.

The developer may wish to consider the amenity and convenience of future residents and reconstruct or provide maintenance to this private access. Drainage interceptor will be required to prevent water flowing onto the highway

Future maintenance of the access should be considered and provided for.

Site visited 12/05/2021

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