

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

Applicant: MR MATTHEW BAILEY
PARK LANE
KNYPERSLEY
ST87AU

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0189

Date: 20-MAY-2021

Date Received: 04-MAY-2021

Road No: PRIVATE

Particulars of Development:

CONSTRUCTION OF DETACHED DWELLING AND PARKING AREA

Location of Development:

LAND AT ANVIL DRIVE
BIDDULPH

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 carriageway edge has been reconstructed and surfaced in a bound material for a minimum distance of 15m back from the carriageway edge 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 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.

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 reconstruction of the existing access, Anvil Close, shall be in accordance with drawings to be submitted and approved. Please note that prior to the reconstruction 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 PLANNING OFFICER

This response is based on revised drawing increasing parking provision in line with parking standards and extending red line to highway boundary.

Proposal includes two rooms in the loft with stairs, corridor and roof lights. However, there is no difference in parking standards between a 4 or 6 bedroomed dwelling.

In previous responses to planning applications off Anvil Drive, Highways have consistently recommended condition to reconstruct Anvil Drive for up to 15m from the carriageway edge of its junction with Smithy Lane. An additional dwelling and construction traffic associated with that will intensify use of Anvil Drive and increase wear. Proposals to reconstruct Anvil Drive should be included. Maintenance of Anvil Drive beyond this should also be considered.

Anvil Drive is a private road. Applicant should ensure they have appropriate rights and permissions to carry out the works.

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