

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

Applicant: MR JOHN MATTHEWS
CREATIVE INTERIORS
KING STREET
FENTON
ST43EJ

Application Type: FULL

Officer: David Plant

Application No: SMD2021/0565

Date: 16-SEP-2021

Date Received: 25-AUG-2021

Road No: A0052

Particulars of Development:
ERECTION OF 1 DWELLING

Location of Development:
LAND ADJ THE BUNGALOW HIGH STREET
KINGSLEY

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 widened to 4.2m and reconstructed in accordance with approved drawing 144-2 B.
- 2 The development hereby permitted shall not be brought into use until details of a surface water drainage interceptor, connected to a surface water outfall, located to prevent surface water flowing ultimately onto the highway, have 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 and turning areas have been provided in accordance with the approved plan 144-2 B. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

- ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.
- 2 To prevent surface water from the proposed increased surfaced areas flowing ultimately onto the highway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Should the dropped crossing to the site need to be extended, please note that prior to the access being widened 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

Application is effectively to extend and combine previous approvals on the site. Conditions recommended above are related to conditions previously recommended on SMD/2014/0270 and SMD/2018/0060

Current records show that there were no Personal Injury Collisions on High Street within 50m either side of the site access in the previous five years.

Site visited 15/09/2021

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