

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Outline

Application Number: SMD/2021/0688

Officer: Tracey Lunn

Date Received: 28/10/2021

Date: 17/11/2021

Particulars of Development: Outline permission with some matters reserved for Erection of a single 2 - Storey, 3 - Bedroom dwelling.

Location of Development: Land between Ash Cottage and Williamrose, Godley Lane, Dilhorne

Conditional

Current records show there were no Personal Injury Collisions on Godley Lane within a 50 metre radius of the site for the previous five years.

Previous Applications;

SM1200661- Erection of two dwellings - Conditioned by the Highway Authority.

The application is for outline planning permission with some matters reserved (except for access) for the construction of a single 2-storey, 3-bedroom dwelling. The proposed development is to be accessed from Godley Lane a C classified road (Road No. C0101) which is subject to a 30-mph speed limit. Along this section of Godley Lane there is streetlighting and a footway on the south-east side fronting the site.

There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Provision of parking and turning within the curtilage of the site;
- provision of drainage interceptor immediately to the rear of the highway boundary
- Surfacing of driveway with bound porous material for a minimum of 5m rear of the highway boundary
- means of surface water drainage

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2 The development hereby permitted shall not be commenced until details of the minimum 2.4mx43m visibility splays at the access have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to

visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

3 Any gates shall be located a minimum of 5m rear of the highway boundary and shall open away from the highway.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with Staffordshire County Council 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, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email tonmu@staffordshire.gov.uk)

Note to Planning Officer:

This is an outline application with only means of access to the site to be determined at this stage.

It is also noted that a BT pole is within close proximity of the proposed site.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority



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