

From: [Plant, David \(E,I&S\)](#)
To: [Berry, Ailsa](#)
Cc: [Planning \(SMDC\); Planning Comments \(SMDC\)](#)
Subject: SMD/2021/0720 Residential Development; 58, Uplands Croft, Werrington. Form X
Date: 18 November 2021 14:42:32
Attachments: [image002.png](#)
[SMD20210720_58_Uplands_Croft_Werrington.pdf](#)

Hi Ailsa,

Attached form X for SMD/2021/0720 Residential Development; 58, Uplands Croft, Werrington.

The Planning Statement refers to highway issues with the previous application (SMD/2020/0353) having been resolved. However, the application does not include all the information and details used to resolve the highway objections. Response is based on the understanding that the additional information contained in email sent on behalf of the applicant 10:35 01/09/2020 in which the applicant acknowledges the presence of the streetlight and commits to relocating it, still applies.

Trust this is ok,

Dave



D R Plant IEng FIHE | Project Engineer
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Mobile:
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**Staffordshire County Council****Town and Country Planning Act, 1990****Development Management Procedure Order 2015**

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

Application Type: FULL

Applicant: Mr Glyn Jones
 58, Uplands Croft,
 Werrington,
 STOKE-ON-TRENT, ST9 0LF

Officer: David Plant

Our Reference: SMD20210720

District Reference: SMD/2021/0720

Date Received: 08-Nov-2021

Date Responded: 18-Nov-2021

Particulars of Development:

Residential development for the erection of 2 No Detached Single Storey Dwellings with garages

Location of Development:

58, Uplands Croft, STOKE-ON-TRENT, ST9 0LF

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Nov-2021

Conditions:

1. Before any work on widening and realigning the access is commenced, details shall be first submitted to and approved in writing by the Local Planning Authority indicating replacement and relocation of the lighting column and any consequent lighting design adjustments. The lighting column or columns shall thereafter be replaced in accordance with the approved details.
2. Before the proposed development is brought into use, the revised access shall be completed to a minimum width of 4.2m in accordance with approved plan 19031.02B
3. The development hereby permitted shall not be brought into use until the parking and turning areas for existing and proposed dwellings 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

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

1. To safeguard the streetlighting provision and the streetlight itself in the interests of highway and public safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The lighting column in the access will need to be relocated by SCC PFI contractor Eon. Please contact lightingforstaffordshire@eonenergy.com as soon as possible and well before works commence to ensure works can be programmed. This will be at the developers expense and extent of works should be established at an early stage.

NOTES TO PLANNING OFFICER

The Planning Statement refers to highway issues with the previous application (SMD/2020/0353) having been resolved. However, the application does not include all the information and details used to resolve the highway objections. This response is based on the understanding that the additional information contained in email sent on behalf of the applicant 10:35 01/09/2020 in which the applicant acknowledges the presence of the streetlight and commits to relocating it remains applicable.

The possible locations referred to in the email shall not restrict SCC Lighting Contractor Eon in their decision on where the streetlight will be relocated.

One possible location is to move the streetlight as little as possible, hence condition above to construct the access at 4.2m width from the rear of footway. 4.2m width is acceptable for three dwellings off a private driveway.

Works to streetlights can only be carried out by SCC PFI Contractor Eon. Condition above can only be discharged on receipt of details from Eon.

The kerbs at the widened access are already dropped. No additional works are required.

Garages are shown to plots 1 and 2. However, these are not required to meet SMDC Parking standards.