

**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: RESERVED MATTERS

Applicant: Mr & Mrs S And M Scalise,
Robert Ford
Land at Mill Lane
Wetley Rocks

Officer: David Plant

Our Reference: SMD20210656

District Reference: SMD/2021/0656

Date Received: 17-Jan-2022

Date Responded: 17-Jan-2022

Particulars of Development:

Reserved Matters application following the grant of SMD/2015/0701

Location of Development:

Land at Mill Lane, Wetley Rocks

Recommendation Summary: Conditional

Site Visit Conducted on: 03-Nov-2021

CONDITIONS:

1. The development hereby permitted shall not be brought into use until the accesses, parking, servicing and turning areas have been provided in accordance with the approved plan RMW10 A. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
2. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material in accordance with the approved plan RMW10 A.
3. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptors to be provided across the accesses immediately to the rear of the highway boundary, connected to a surface water outfall or on SUDS principles, 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.
4. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
5. The development hereby permitted shall not be brought into use until details of the reinstatement of that part of the existing site access to verge and footway, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. That part of the existing site access

made redundant as a consequence of the development hereby approved shall thereafter be reinstated as verge and footway in accordance with the approved plans.

REASONS

ALL to comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

5. To avoid a proliferation of over wide access crossings and return that part of the redundant access to verge.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing SCC Highways 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 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 (or email to nmu@staffordshire.gov.uk)

Vehicle access crossing (dropped kerb) - Staffordshire County Council

<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The reinstatement of the part of the redundant access to verge shall require permit to dig. Please contact nmu@staffordshire.gov.uk as above

NOTES TO PLANNING OFFICER

This revised response superceeds previous form X dated 15 November 2021.

Revised drawing addresses previous highway reasons for refusal. Adequate parking and turning is now clearly provided for each plot.

Condition is recommended for drainage interceptors to prevent surface water flowing onto the highway.

Proposed and existing accesses are shown overlapping. No proposals are shown to reinstate the redundant part of the access, hence recommended condition.

