



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 Chris Daniels
Blackbrooke,
Nr Leek,
Staffordshire, ST13 7QR

Officer: David Plant

Our Reference: SMD20210839V1

District Reference: SMD/2021/0839

Date Received: 31-Mar-2022

Date Responded: 20-Apr-2022

Particulars of Development:

Erection of a detached dormer bungalow on the side garden area of Lansdowne

****AMENDED INFO RECEIVED 31/03/2022****

Location of Development:

LANSDOWNE, Lansdowne, Station Road, LEEK, ST13 7EE

Recommendation Summary: Conditional

Site Visit Conducted on: 05-Jan-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the access and parking areas have been provided in accordance with the approved plan 09/99/505 A. The parking areas shall thereafter be retained unobstructed as parking 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 and porous material in accordance with the approved plan 09/99/505 A.
3. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary in accordance with the approved plan 09/99/505 A.
4. Nothing shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 900mm in height above the adjacent carriageway level on the frontage of the development including land within the red and blue lines shown on the location plan. Anything that is greater than 900mm in height within 2.4m of the adjacent carriageway shall be immediately removed.

REASONS

ALL To comply with NPPF Paragraph 109; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

This revised form X is issued in response to revised details shown on plan 09/99/505 A received 31/03/2022. Garage has been increased in size. Face of garage has been set back to provide 6m between face of garage door and carriageway edge. Drainage interceptor is proposed. These address highway reasons for previous refusal.

There is no verge or footway on this side of Station Road. No works are required with the highway. No further highway approvals are required unless traffic management is required.

In which case:

Construction works including service connections will require traffic management on the highway. This will require approval from SCC Network Management. Details are available at <https://www.staffordshire.gov.uk/Highways/licences/Home.aspx> and <https://www.staffordshire.gov.uk/Highways/licences/TemporaryTrafficManagement.aspx>

The developer should contact Network Management as early as possible to ensure road space can be booked and works programmed on the highway. The developer should allow adequate time for processing of the application.

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

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