



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

Applicant:
 Maddock

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220236

District Reference: SMD/2022/0236

Date Received: 10-May-2022

Date Responded: 30-May-2022

Particulars of Development:

Resubmission of Approved Application SMD/2020/0261 revised proposal incorporates changes to the size of the proposed basement

Location of Development:

Land to the East, Ross Road, Whiston, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 18-May-2022

1. 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 for a minimum distance of 5m back from the carriageway edge in accordance with the approved plans.
2. Any gates shall be located a minimum of 5m rear of the carriageway edge and shall open away from the highway.
3. 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.
4. The development hereby permitted shall not be brought into use until the existing site access approved under SMD/2016/0806, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as verge in accordance with the submitted drawing 00484 PL(0)03 A with the addition of the verge being also topsoiled and turfed at the redundant access crossing and as far as the proposed access.
5. The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority
 - road gully on opposite side of Ross Road including outfall connection and reinstatement of carriageway including stepped tie ins into carriageway layers;
 - confirmation of approval from water authority to outfall into combined sewer;
 - detail of tie in to existing carriageway at new access;

- detail of widening of carriageway (as partially commenced);

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

4 To avoid a proliferation of redundant accesses

5 To clarify, authorise and formalise the works in the highway

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICEThe conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>

Highways Agreements - Staffordshire County Council

As works have commenced but been left incomplete, application should be submitted immediately.

NOTES TO PLANNING OFFICER

Works have been carried out in the highway without technical approval and without authorisation. Excavations have not been fully reinstated and require urgent works before carriageway deteriorates further.

Some details have been submitted with the application but works agreement including technical approval is required as a matter of urgency.

Details of why these works were carried out is required.

Written confirmation of approval from water authority to discharge highway surface water into the combined sewer, including approval of discharge rate will be essential.

Condition can only be discharged on confirmation of completion of the Works Agreement

This response is issued on the understanding the applicant completes a works agreement with Staffordshire County Council.

There is an existing access off the 'existing lane' to the south, labelled Existing Gate for Agricultural Field Access and Maintenance Only. Is this necessary? There is approx 10m between this access and the proposed driveway. A farm vehicle with trailer would barely be through the gate before it was on the new access. Can the new access not be used for field access also? The new access provides access to all land edged red and blue.

I recall that this access was to be closed under one of the previous applications. There are no details as to why it is required now? What needs access to/from this private lane?

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

