



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:

Walton Homes Ltd Saltersford Lane, Alton, Staffordshire, ST10 4FL

Officer: David Plant

Our Reference: SMD20220348

District Reference: SMD/2022/0348

Date Received: 02-Aug-2022

Date Responded: 11-Aug-2022

Particulars of Development:

Application for removal or variation of condition 6 in relation to SMD/2019/0486.

Location of Development:

Land Adjacent 17, Saltersford Lane, Alton, Staffordshire,

Recommendation Summary: Refusal

Site Visit Conducted on: 10-Aug-2022

1.Conflicting/insufficient information.

REASONS

ALL In conflict with NPPF Paragraph 110; in conflict with SMDC Local Plan policy DC1; in conflict with Staffordshire Act 1983; contrary to the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- confirmation that the same drawings are under consideration for this application and for technical approval and acceptance of this lighting by the technical approving authority,

are included in the application.

NOTES TO PLANNING OFFICER

Condition 6 of SMD/2019/0486 does not specify a type of streetlighting.

As the overall development is for 22 dwellings, technical approval under section 7 Staffordshire Act 1983 is required. This will lead to either a S38 agreement if the roads are to be adopted or exemption under S219 - S226 Highways Act 1980. Either way technical approval is a legal requirement.

A S7 application is underway. However, it is not clear that the lighting proposed under this variation is the same as that under consideration as part of the current S7 application. The last drawings received under the S7 application are from December 2021. Private lighting drawing LL1249 001 A is dated 29/03/2021. SMD/2022/0348 was submitted in June 2022.

As the road is to remain private, lighting standards are not required to meet adoptable standards. However, the drawings approved under S7 must match those approved at planning approval.

Confirmation is required over which drawings are under consideration for technical approval and that the lighting standard is acceptable under the technical approval process.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority