Form X

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:
Mr & Mrs Richards & Civill
Cranberry Avenue,
Checkley,
Staffordshire,
ST10 4NE

Application Type: RESERVED MATTERS

Officer: David Plant

Our Reference: SMD20220502

District Reference: SMD/2022/0502

Date Received: 21-Sep-2022

Date Responded: 07-Oct-2022

Particulars of Development:

Application for Approval of Reserved Matters following Outline Approval in relation to SMD/2021/0100

Location of Development:

Land At Deadmans Green, Uttoxeter Road, Checkley, Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 05-Oct-2022

CONDITIONS

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 site boundary in accordance with the approved plan 01203 AL(0)03.

2. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 01203 AL(0)03. 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 Ploicy DC1; in the interests of highway safety

NOTES TO PLANNING OFFICER

This is a reserved matters application following outline approval SMD/2021/0100.

Two parking spaces are shown. The suggested turning area is very tight, but has been taken as indicative. There is adequate space beyond this indicative rectangle to allow vehicles to park and turn.
Note on drawing 01203 AL(0)03 states 'Drive area to be tarmac'. However, the extent of what being called 'drive area' is not shown. 5m rear of the footway is shown as being bound surfaced. Presumably, surfacing

stops at 5m. The drawing is not clear on where bound surfacing/tarmac then starts again. For the avoidance of doubt and to clarify the proposal, this should be clearly shown on the drawing.

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