



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:
Mrs Walters
24 High Street,
Ipstones,
Staffordshire, ST10 2LU

Officer: David Plant

Our Reference: SMD20220549

District Reference: SMD/2022/0549

Date Received: 22-Nov-2022

Date Responded: 30-Nov-2022

Particulars of Development:
PARKING BAY - REVISED PLAN 22/11/2022

Location of Development:
24, High Street, Ipstones, ST10 2LU

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Nov-2022

CONDITIONS

- 1 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 in accordance with approved drawing 2022-2687-02 D.
- 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 plans.

REASONS

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing and SCC 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 which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH.
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

This revised response is based on revised drawing 2022-2687-02D received 22/11/2022 which clearly shows the effect of the proposal on the highway kerb and footway and addresses previous highway recommendation of refusal.

To enable use of the parking bay as a parallel parking bay, approximately 11m of dropped kerb will be required. This is acceptable to the highway authority subject to S184 vehicle access crossing application once/if planning approval has been granted.

The proposal will provide safe off street parking, parallel to the carriageway, removing one vehicle from the B5053, improving safety for the vehicle when leaving the bay and reducing the requirement to manoeuvre in the B5053.

The application states that the parking area will be surfaced in permeable material. A technical data sheet for Marshalls Piora permeable tegula blocks has been submitted. This paving is acceptable assuming the subgrade is permeable.

Current records show that there were not any Personal Injury Collisions on High Street within 43 metres either side of the proposed access for the previous five years.

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