



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 Ian Scarratt
 1 Dorian Way,
 Endon,
 Staffordshire
 ST9 9EP
Officer: David Plant

Our Reference: SMD20220245V1

District Reference: SMD/2022/0245

Date Received: 26-Jan-2023

Date Responded: 03-Feb-2023

Particulars of Development:
 Proposed detached new build bunaglow
 Revised information 26/01/2023

Location of Development:
 Land opposite, 1, Dorian Way, Endon, Staffordshire, ST9 9EP

Recommendation Summary: Conditional

Site Visit Conducted on: 25-Jan-2023

CONDITIONS

1. Nothing shall be placed, constructed, planted or allowed to remain within 2.0m of the carriageway edge that is greater than 900mm in height above the adjacent carriageway level on the frontage of the development. Anything that is greater than 900mm in height within 2.0m of the adjacent carriageway shall be immediately removed.

2. Notwithstanding any details shown on the approved plans no development shall be brought into use until revised access details indicating minimum 500mm clearance between access and existing lighting column and means of protect lighting column from accidental damage without hindering access to the column have been submitted to and approved in writing by the Local Planning Authority.

The access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

REASON

ALL To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC1 and T1; in the interests of highway safety.

2. To protect the existing lighting column.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The accesses to the site shall be constructed in accordance with the submitted drawing and SCC Highways 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 (or email to trafficandnetwork@staffordshire.gov.uk)

Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

This response is based on revised drawings emailed to SCC on 19th December 2022, consultation on 26th January 2023. This supercedes previous form X dated 31 October 2022.

Revised plan 120322-001-P1 now clearly shows 2m service strip as grass verge and includes lighting column in highway land. Land edged yellow is not unknown ownership, it is adopted highway. Should the applicants have any questions over extent of highway land they should contact land.charges@staffordshire.gov.uk

Revised plan 120322-001-P1 shows an open frontage to Dorian Way which provides visibility; context is now included; access to lighting column; no development on highway land;

The highway boundary is now shown correctly, although red line still includes highway and no certificate B has been received.

Application is for a three bedroomed dwelling. 2 parking spaces are required. Significantly more than this are proposed. It is not clear why two accesses are required. Parking areas would be better to be amalgamated into one and more grassed/landscaped area provided.

There is also a garage, but this is not dimensioned and there are no drawings of it. There is no explanation of why so many parking spaces are proposed.

If it is to remain as a proposal, southern access must provide minimum 500mm clearance from existing lighting column. Any damage to the lighting column will be the responsibility of the user of the access.

Whether or not this development proceeds, the railings have encroached onto highway land and must be removed and set back behind the highway boundary. Streetlight contractor will require unhindered access to the streetlight at all times.

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