



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 John Matthews
 King Street,
 Fenton,
 ST4 3EJ

Officer: David Plant

Our Reference: SMD20210565V2

District Reference: SMD/2021/0565

Date Received: 14-Jun-2022

Date Responded: 04-Jul-2022

Particulars of Development:

Erection of 1 dwelling revised consultation ** 14/06/2022**

Location of Development:

Land Adj The Bungalow, High Street, Kingsley, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on:

1. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been widened to 4.2m and reconstructed in accordance with approved drawing 144-2 B.
2. The development hereby permitted shall not be brought into use until details of a surface water drainage interceptor, connected to a surface water outfall, located to prevent surface water flowing ultimately onto the highway, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
3. 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 144-2 B. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
4. The submitted Construction Management Plan shall be implemented for the duration of the construction works.

REASONS

ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

2. To prevent surface water from the proposed increased surfaced areas flowing ultimately onto the highway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Should the dropped crossing to the site need to be extended, please note that prior to the access being widened you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further 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.
(or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application is effectively to extend and combine previous approvals on the site. Conditions recommended above are related to conditions previously recommended on SMD/2014/0270 and SMD/2018/0060

Reconsultation is for an update to the Construction Management Plan which was required by members at Committee. This addresses and considers access requirements for construction vehicles. It confirms construction vehicles can access the site and proposes use of a banksman.
Should any deliveries require use of the highway, traffic management may be required. See <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> for details

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