



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 & Mrs Jones
The Bungalow
Dairy House Lane,
ST10 2PW

Officer: David Plant

Our Reference: SMD20230075V1

District Reference: SMD/2023/0075

Date Received: 15-May-2023

Date Responded: 17-May-2023

Particulars of Development:
Proposed new replacement dwelling
AMENDED PLAN 15/05/2023

Location of Development:
The Bungalow Dairy House Lane Dilhorne

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Mar-2023

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.
2. The development hereby permitted shall not be brought into use until the access and parking areas have been provided in accordance with the approved plans. The parking areas shall thereafter be retained unobstructed as parking for private vehicles for the life of the development.
3. 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 carriageway edge in accordance with the approved plan 2162-XX-XX-XX-DR-A-0115.
4. The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as verge in accordance with approved plan 2162-XX-XX-XX-DR-A-0115.

REASONS

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

4. To avoid a proliferation of redundant access crossings.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The access crossing to the site from the highway 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 further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Although the pack refers to dropped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge regardless of the presence of a kerb. 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 trafficandnetwork@staffordshire.gov.uk)

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

The existing access crossing to the site made redundant by the proposed development shall be reinstated to verge in accordance with approved drawings. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk)

NOTES TO PLANNING OFFICER

This response is based on revised details received 15th May 2023 at 14:28 including revised drawing 2162-XX-XX-XX-DR-A-0115. Email from agent 24th March 2023 16:43 includes responses to highway recommendation of refusal which address all points.

Details of vehicular access from carriageway to parking area are now shown

Access is stated to be surfaced in a bound material.

Parking layout is demonstrated.

Existing access made redundant is shown to be closed.

Site visit date refers to initial site visit.

Application is for a replacement dwelling. Principle of a dwelling at this location is established.

Current records show that there were no Personal Injury Collisions on Dairy House Lane within 215m either side of the property access in the previous five years.

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