



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 M Tellwright
c/o Rob Duncan Planning Consultancy Ltd,
28 Ferndale Road,
Lichfield,
WS13 7DJ
Officer: David Plant

Our Reference: SMD20240109

District Reference: SMD/2024/0109

Date Received: 07-Mar-2024

Date Responded: 11-Apr-2024

Particulars of Development:
Erection of detached bungalow

Location of Development:
LAND ADJACENT TO, Hurstons Lane, Alton, Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Mar-2024

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 details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.
2. The development hereby permitted shall not be brought into use until the access, parking and turning areas have been provided in accordance with the approved plans.
3. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor sited immediately to the rear of the highway boundary, including outfall has 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.

REASONS

ALL To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a single storey residential dwelling.

There is an existing access to a field which is proposed to be used to access the development. Hurstons Lane is relatively little used and speeds were observed to be low. Visibility at the access raises no issues.

Site is approximately 300m from Alton village centre via public footpath.

Current records show that there were no Personal Injury Collisions on Hurstons Lane within 50m 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