



**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:** SMD20220245V4

**District Reference:** SMD/2022/0245

**Date Received:** 06-Mar-2024

**Date Responded:** 06-Mar-2024

**Particulars of Development:**  
 Proposed detached new build bunaglow  
 \*\*REVISED DOCUMENTS 06/03/2024\*\*

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

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 07-Feb-2024

#### 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/or 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](mailto: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 6th March 2024. This supercedes previous form X's dating from 31 October 2022.

Revised plan 120322-001-P10 now clearly shows 2m service strip as grass verge and includes lighting column in highway land. Note regarding land in unknown ownership is removed. Should the applicants have any questions over extent of highway land they should contact [land.charges@staffordshire.gov.uk](mailto:land.charges@staffordshire.gov.uk)

Revised plan 120322-001-P10 shows an open frontage to Dorian Way which provides visibility; context is included; access to lighting column; no development on highway land; parking bays moved back to keep 2m strip of highway land clear.

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.

The access is shown close to the lighting column. There should be 500mm clearance between the edge of a vehicular access and a lighting column to protect the lighting column. Clearance is not dimensioned on the drawing but appears less than 500mm. Ideally the access should be relocated slightly to provide minimum 500mm clearance from existing lighting column and revised drawing submitted with this dimension stated. Any physical protection would require a works agreement with Staffordshire County Council. 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