



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:

Booth 156 Ashbourne Road, Leek, Staffordshire, ST13 5BJ

Officer: David Plant

Our Reference: SMD20240275

District Reference: SMD/2024/0275

Date Received: 12-Jun-2024

Date Responded: 02-Jul-2024

Particulars of Development:

Construction of a single detached dwelling with new highway access.

Location of Development:

Garages Off Prospect Road, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 27-Jun-2024

1 The development hereby permitted shall not be brought into use until the parking, servicing and turning areas for the proposed dwelling and for the existing numbers 154 and 156 Ashbourne Road have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained for the purposes of parking and turning of private cars for the life of the development.

2 The development hereby permitted shall not be brought into use until the accesses to the site and to the parking areas for numbers 154 and 156, Ashbourne Road within the limits of the public highway have been completed.

3 The development hereby permitted shall not be brought into use until details of surface water drainage interceptors, connected to a surface water outfall, across the accesses to the parking on the frontage of the proposed dwelling and across the access to the proposed parking area for numbers 154 and 156, Ashbourne Road have been submitted to and approved in writing by the Local Planning Authority. The drainage interceptor shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use and maintained for the life of the development.

4 Nothing shall be placed or allowed to remain within 2m of the carriageway of Prospect Road that is greater than 600mm in height above the adjacent carriageway level.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the parking area for numbers 154 and 156 Ashbourne Road shall be constructed in accordance with submitted drawings and Staffordshire County Council 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. 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)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTE TO PLANNING OFFICER

Application is to demolish 2 garages and construct a dwelling.

Approval has previously been granted for a dwelling on this site under SMD/2014/0282. Current proposal increases number of spaces provided for numbers 154 and 156 by one. Although less than current parking standards, it is an increase over the previous approval, parking is shared between the two existing dwellings, site is approx 1km from Leek town centre and is on a bus route. It is in a sustainable location.

Proposal will result in one additional dwelling off a residential road in an existing residential area.

Current records show that there were no Personal Injury Collisions on Prospect Road 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