

10/07/2024
DOC/2024/0036

Mr Jason Reaney
Rudbrook Ltd
Alderlee Farm
Meerbrook
Leek
ST13 8SL

Dear Mr Reaney

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Conditions 10 and 11 in relation to application SMD/2022/0589
Land East Of Sandfields Kingsley Road Cellarhead Staffordshire

10. The development hereby permitted shall not be brought into use until
- full details of the proposed vehicle access crossing, including dimensions, have been submitted to and approved in writing by, the Local Planning Authority. The access crossing shall thereafter be completed in accordance with the approved details and prior to the first use of development.
 - the visibility splay of 2.4mx105m to the east and 2.4mx67m to the west indicatively shown on plan 21/615/04-C have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- Reason:** To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to provide and maintain visibility.
11. The development hereby permitted shall not be brought into use until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:
- replacement, relocation, raising and/or reconfiguration of the Advance Direction Sign currently in the visibility splay to the west of the access on replacement posts;
 - treatment of widened footway in areas where footway is shown as being widened to accommodate the visibility splays.
- The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
- Reason:** To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to safeguard highway features; to provide and maintain visibility

The LPA has consulted with Staffordshire County Highways with regard to the details you have submitted in response to the above two conditions (10 and 11) and they have confirmed :

Submitted details show the VAC [verge access crossing] approval and the sign face on new poles with appropriate foundations.

Details submitted with the VAC application included drawing 21/615/05 C which showed the required visibility splay and proposals for widening of the footway to accommodate the access and visibility splay.

While not submitted with this application, it was approved at VAC application as stated on the application form. On the basis of submitted details and separately approved drawing, 21/615/05 C, ok to discharge conditions 10 and 11 of SMD/2022/0589.

Having received this confirmation of acceptance from SCC Highways I am able to confirm that in regard to the submission requirements for Conditions 10 and 11 under planning approval SMD/2022/0589 these two conditions are hereby discharged. You will of course note that the conditions contain several on-going requirements in addition to the required submissions you have now satisfactorily provided.

Yours sincerely

X 

Signed by: Ben Haywood

Head of Development Services

