



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 K. Humphries Humphries Builders Ltd. c/o Rob Duncan
Planning Consultancy Ltd., St. Mary's Old School, Lichfield,
WS13 6QT

Officer: David Plant

Our Reference: SMD20250066

District Reference: SMD/2025/0066

Date Received: 25-Feb-2025

Date Responded: 06-Mar-2025

Particulars of Development:

Erection of 2no. detached dwellings and associated works

Location of Development:

LAND ADJACENT TO 310 NEW STREET, BIDDULPH MOOR, ST8 7NQ.

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Feb-2025

1. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 173/03. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
2. 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 and porous 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.
- 3 The development hereby permitted shall not be brought into use until details of the 2.4mx43m visibility splays in both directions at each access have been submitted to and approved in writing by the Local Planning Authority.. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 1000 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.
4. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor to be provided across the access on the highway boundary, connected to a surface water outfall or on SUDS principles, have 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.
5. Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the Local Planning Authority indicating levels at the existing channel, top of kerb and rear of footway and proposed rear of footway and proposals to accommodate the vehicular access crossing, rear of footway drainage channels and reconstruction of footway to revised levels. The access crossings, drainage channels and revised footway shall thereafter be provided in accordance with the approved details.

REASONS

ALL To comply with NPPF paragraph 116, 117; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing 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)

Vehicle access crossing (dropped kerb) - Staffordshire County Council

<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The works to the footway are within the highway and shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Network Management at trafficandnetwork@staffordshire.gov.uk in advance of surfacing works commencing.

See Temporary excavations (permit to dig) - Staffordshire County Council for details

NOTES TO PLANNING OFFICER

Application is for two detached dwellings.

Site is on New Street, Biddulph Moor, in a residential area in a row of residential dwellings. Footways and streetlights are present. Condition is recommended to provide visibility.

The dwellings on either side of the site are set at a level below the carriageway. Street scene drawing shows ridge line matching the adjacent dwellings, but no level information on the footway. Existing footway on the site frontage is generally level. Condition is recommended above to provide details of existing and proposed levels on the footway to define proposals and necessary works to the footway. Should the accesses fall towards the dwellings, drainage interceptors will be required to prevent surface water flowing onto the site from highway.

Current records show that there were no Personal Injury Collisions on New Street within 50m either side of the site frontage in the previous five years.

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