



**Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2010**

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR P RATCLIFFE

Address: 60 QUEEN STREET
LEEK
ST135LL

Application Type: OUTLINE

Application Number: SM1201063

Date Received: 30-NOV-2012

Road Number: C0090

Officer: David Plant

Date: 04-JAN-2013

Particulars of Development:

OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING BUILDINGS ON THE SITE AND THE ERECTION OF FIVE DETACHED HOUSES INCLUDING THE WIDENING OF THE EXISTING ACCESS AND THE REMOVAL OF PART OF AN EARTH MOUND.

Location of Development:

THE HAWTHORNS, EARLSWAY, WATERHOUSES,
STAFFORDSHIRE, ST10 3EG.

CONDITIONAL:

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 The development hereby permitted shall not be brought into use until the access to the site has been surfaced in a bound and porous material for a minimum of 15m rear of the highway boundary and completed.

2 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation.

3 The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a sustainable outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority.

4 Before the proposed development is brought into use, the access shall be widened as shown on drawing 330/2 to provide a minimum width of 4.2m which shall thereafter be retained for the life of the development.

5 The development hereby permitted shall not be brought into use until the existing footway along Earlsway is extended to the access to the adjacent car park in accordance with details to be first submitted to and approved in writing by the Local planning authority. The footway shall thereafter be completed in accordance with the approved plans.

6 The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway, including dropped kerbs, has been reconstructed in accordance with details to be first submitted to and approved in writing by the local planning authority, which shall thereafter be completed in accordance with the approved plans.

REASONS

ALL To comply with Staffordshire and Stoke on Trent Structure plan Policy T13 and in the interests of highway safety

5 To comply with Staffordshire and Stoke on Trent Structure Plan Policy T4

IMPORTANT INFORMATION TO BE INCLUDED ON DECISION NOTICE

The conditions requiring extension of the footway and reconstruction of the access crossing shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Minor Works Information Pack and an application form for the Minor Works Agreement. 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 nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

**for Director of Development Services
on behalf of the County Council
as Highway Authority**