Form X (i)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

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

Applicant: MR A. HARRISON
BROAD OAK PROPERTIES LTD
BROAD OAK LANE
KINGSLEY MOOR
NR CHEADLE, STAFFORDSHIRE
ST10 2E

Application Type: COU
Application No: SMD2018/0279
Date Received: 19-JUN-2018
Road No: A0520

Officer: David Plant
Date: 02-JUL-2018

Particulars of Development:
CHANGE OF USE FROM PUBLIC HOUSE TO REATIL (A1).

Location of Development:
TRAVELLERS REST, LEEK ROAD, LEEKBROOK, STAFFORDSHIRE

Refusal

Recommendations: This application should be refused for the following reasons:-

1 Conflicting information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- clarification of parking on frontage and to the side;
- points of access;
- pedestrian routes;

are included in the application.

NOTES TO PLANNING OFFICER

There is a maximum distance of 9.5m between the verge and the frontage of the building. This is inadequate space to provide perpendicular parking. It is however adequate to provide echelon parking as is currently in existence. Note on 'Block Plan' states existing parking on the frontage. The red line to the north does not extend to the highway, though there is nothing on the drawing to suggest that this northern access is to be closed.
Adjacent application SMD/2018/0280 does show the northern access being restricted. Is the existing parking on the frontage to be realigned for access from the south or is the access from the north to remain open. To be practical and avoid excessive manoeuvring, the northern access should remain open allowing an 'in' and 'out'. Alternatively, a revised parking layout on the frontage should be submitted.
There is a note stating 'existing parking' to the south side of the building, but showing only one space. There are currently seven spaces marked out. I take it the intention is to provide a single space here, not as existing?
Drainage interceptor will be required due to the increase in hard paved area.
SMD/2018/0280 shows the proposed residential development within a red line and the existing pub within blue line. SMD/2018/0179 does not reflect this.
The existing footway on the southern side of the A520 stops short of the Travellers Rest pub. A 2m wide footway should be provided to link the existing footway to the Travellers Rest.

Commissioner for the Built County
on behalf of the County Council
as Highway Authority