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: C/O MRS JULIE HICKMAN
THE PROPERTY FACTORY
49 CATHOLIC LANE
SEDGLEY
DUDLEY

Application Type: COU
Application No: SMD2019/0024/DET
Date Received: 06-SEP-2019
Road No: D1288

Officer: Bryn Heywood
Date: 06-SEP-2019

Particulars of Development:
PROPOSED CHANGE OF USE OF BUILDING FROM CLASS B1 IN TO 1 AND 2 BEDROOM RESIDENTIAL FLATS.

Location of Development:
COUNTY SERVICES BUILDING, FOUNTAIN STREET, LEEK, STAFFORDSHIRE, ST13 6JR.

Refusal

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

The submitted application fails to provide adequate information for the Highway Authority to determine the transport and highway impacts of the proposed development for the following reasons:

(i) A parking layout must be submitted to demonstrate that the indicated parking area can accommadate sufficient vehicles to meet the Local Authority standards.

(ii) A cycle storage area on the ground floor is noted but this does not appear to be large enough for the proposed number of apartments.Further details to be submitted.

(iii) The direct access points from Fountain Street are via steps. If the access for the disabled is to be via the car park then a safe pedestrian route should be indicated.

(iv) According to records held by Staffordshire County Council the red line boundary does not extend to the limit of highway adoption on Cross Street. It is therefore the applicants responsibility to ensure that the necessary rights of access exist.

Reason for recommendation

In order to comply with Paras.108-110 of the NPPF 2018 and in the interest of Highway Safety

Notes to Planning Officer

(a) The above recommendation of refusal will not prejudice the consideration of additional information addressing the above areas of concern

(b) A site visit was carried out on 16th August 2019.

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