

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

Applicant: MR KUMARASAMY
HIGH STREET
KINGSLEY
ST102AE

Application Type: VARIATION OF CONDITION

Officer: Tracey Lunn

Application No: SMD2021/0216

Date: 14-JUN-2021

Date Received: 25-MAY-2021

Road No: A052

Particulars of Development:

VARIATION OF CONDITION 2 RELATING TO SMD/2020/0359

Location of Development:

BULLS HEAD INN HIGH STREET
KINGSLEY

Conditional

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

Site Visit – 04/06/2021

Current records show that there were not any Personal Injury Collisions on High Street within 50 metres either side of the property access for the previous five years.

The property is located on High Street which is an A classified road (Road No. A52) with a speed limit of 30 mph, benefits from street lighting and is the main vehicle route through the centre of Kingsley village. There is a no parking at any-time restriction along High Street fronting the property.

The proposal SMD/2021/0216 is for a Variation of condition 2 relating to SMD/2020/0359.

Previous application – SMD/2020/0359

SMD/2020/0359 was for a change of use of a public house (use class A4) to convenience store (use class A1) with living accommodation above providing a total of 120m² of store (A1) as (detailed in plan titled Existing and Proposed Floor Plans – dated July 2020).

This proposal SMD/2021/0216 for a variation of condition 2 as detailed in plan titled Existing and Proposed Floor Plans Rev B- dated March 2020 shows the store room is to become shop floor providing an additional 24m² of retail space with a total of 144m². Comments and conditions previously submitted will apply to this proposal.

Parking provision for a public house as documented in neighbouring District Council's Parking Standards state; 1 space per resident staff member, plus 1 space per 54sqm of dining. The public house had 91sqm of dining space which equates to 18 off highway parking spaces.

Off highway parking for a convenience store in Staffordshire Moorlands Parking Standards states; On the edge of centres or elsewhere, 1 space per 20 m² gross floor area up to 1000m² and 1 space per 14m² thereafter. The standard for a 1-bedroom flat is 1 space (2.4 x 4.8m).

This proposal in order to meet with the Parking Standards 8 spaces are required. It would appear the submitted plan Drawing Title SITE PLANS – UNALTERED, Drg.No. 2 (submitted for proposal SMD/2020/0359) shows off highway parking for only 4 vehicles and does not meet with the Parking Standards. However, it is considered there is sufficient space within the curtilage of the site to provide another 3 spaces.

The proposed convenience store will be the only facility of this kind within the village. The provision of a shop within Kingsley could potentially reduce car journeys as currently Cheadle is the nearest location for shopping. Customers may walk to access the store.

As a result of the change of use to a convenience store parking patterns will change from the longer stay as patrons to the public house to a short stay generating a frequent turnover of parking spaces. The public house is an existing building with an existing use and existing trip generation. The access has been used historically and will continue to be used, vehicle manoeuvres were made when in use as a public house and will continue with the proposal or any other proposal in the future. The previous use as a public house would require significantly more spaces (18) than the convenience store (8). It is considered the provision of 8 spaces within the existing parking area is unachievable, however 7 spaces as previously requested is achievable and will provide practical and usable parking spaces.

Given the above, it is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD2021/0216) subject to the following being conditioned.

Notwithstanding any details shown on the approved plans no development shall be commenced until revised parking details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- A plan detailing parking for 7 vehicles within the curtilage of the site.
- A method statement detailing delivery to the proposed store.

REASONS

To comply with NPPF paragraph 108; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer-

The current parking area can accommodate more parking spaces than shown on Drawing Title SITE PLANS – UNALTERED, Drg.No. 2.

SMDC Parking Standards do not state a use class A4 public house therefore neighbouring District/Borough Council Parking Standards have been used to produce parking requirements for this use class in order to provide a comparison with use class A1.

A method statement detailing delivery to the proposed store is required.

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**