

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

Applicant: MR P MACLAUHLAN
LODGE WAY
NORTHAMPTON
NN57UG

Application Type: COU

Officer: David Plant

Application No: SMD2021/0518

Date: 20-SEP-2021

Date Received: 02-SEP-2021

Road No: A0053

Particulars of Development:

CHANGE OF USE TO CLASS B8 (STORAGE OR DISTRIBUTION)

Location of Development:

HALFORDS BROAD STREET
LEEK

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 parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASON

To comply with NPPF Paragraph 112; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Site was formerly the Halfords store. Application is to change use to B8 Storage and distribution. Technically, both trip generation and parking demand would be expected to be lower for B8 use when compared to A1 non food use.
In practice, a Toolstation store with customer counter would not be that dissimilar to the previous established use. Customers would visit and park and turn in the existing parking bays and turning area.
Current records show that there were no Personal Injury Collisions on Broad Street within 45m either side of the property access in the previous five years.
Site visit 15/09/2021

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