


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

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

Application Type: FULL

Applicant: Mr D Singh Sanghera,
 Mr Shaun Gill
 15, THE BLACKS HEAD, High Street,
 UPPER TEAN,
 ST10 4DY

Officer: David Plant

Our Reference: SMD20210730

District Reference: SMD/2021/0730

Date Received: 10-Nov-2021

Date Responded: 29-Nov-2021

Particulars of Development:

Redevelopment of the site to provide retail at ground floor level and 4 no flats at first floor, plus ancillary car parking and delivery area

Location of Development:

15, THE BLACKS HEAD, High Street, STOKE-ON-TRENT, ST10 4DY

Recommendation Summary: Conditional

Site Visit Conducted on: 24-Nov-2021

Conditions;

1. Prior to first use of the development the parking area shall be provided in a bound material with the individual bays clearly delineated and shall thereafter be retained for the life of the development as per the approved plan.
2. Prior to commencement of the development details of a minimum 1.8m wide footway along the developments red edge on High Street shall be submitted to and approved by the Local Planning Authority. The approved footway shall be provided prior to developments first use.
3. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing existing vehicle access point on High Street immediately to the right of the existing public house to footway with full height kerb, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.
4. Prior to first use of the development the existing vehicle access point on New Road shall be amended/widened to suit the proposed access location.
5. Prior to first use of the development details of secure cycle parking shall be submitted and approved by the local planning authority. The cycle parking shall thereafter be provided and retained for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

2,5 To encourage and facilitate alternative forms of transport.

3, To avoid a proliferation of over long and redundant access crossings.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>

Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

The proposals are for redevelopment of the site following collapse of the original building to retail (Class A1) and ground and first floor rear and side extension; conversion of first floor to create 4 no. flats (Class C3); installation of plant and machinery; and ancillary car parking and delivery area which will increase the traffic movements to the site.

The application appears to be identical to the previous application SMD/2019/0704 apart from the title which is now redevelopment rather than change of use. Highway recommendation repeats that made for SMD/2019/0704.

The site is on New Road which is an A road and is subject to a 30mph speed limit.

The proposals will be using an existing site access.

The proposed show a total of 20 vehicle parking spaces, 17 for the retail use and 3 for the residential units. According to the LPA standards the application requires 19 spaces for the A1 unit and 4 spaces for the flats (one per unit) and 1 additional parking for visitors requiring a total of 24 spaces. There is

regulated parking in front of the proposals which could also be used by customers and any minor overspill parking is likely to be on New Road which does not raise any safety concerns.

Notes referring to cycle parking for store and for residents and staff are included on submitted drawings. However, there are no details included. They do not appear on elevation drawings. Cycle parking for staff

and residents in particular will need to be secure and enclosed. Parking for store and staff will need to be covered.