

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2021/0524

Officer: T.Lunn

Date Received: 18/11/2021

Date: 09/12/2021

Particulars of Development: Proposed change of use from first floor shop area into 1 bedroom apartment

Location of Development: 61A St Edward Street, Leek

Acceptable

Site Visit Carried Out on 24/11/2021

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on St. Edward Street within 50 metres of the property for the previous five years.

Background;

The property is located on St. Edward Street (Road No. A0520) which is an A classified road has a 30mph speed limit and benefits from streetlights. It is a main route through Leek Town Centre. There are parking restrictions (limited waiting and no waiting at any time) along St. Edward Street. There are also several public car parks and bus stops within walking distance.

Description of Proposal;

Proposed change of use from first floor shop area into 1 bedroom apartment.

Comment on Submitted Information;

The property is a 2 ½ storey building currently for retail use. The proposal is to convert the first and second floors into a residential apartment with 1 bedroom.

The existing shop/retail unit on the ground floor will not be affected by the proposal.

No off-highway parking is provided; however, it is considered that residents are likely take up sustainable modes of travel due its location within the town centre and access to public transport. If off highway parking is required several public car parks are within walking distance of the property.

The proposal is considered not to have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2021/0524).

Commissioner for the Built County
On behalf of the County Council
As Highway Authority

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