



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

Applicant:
 Mr A Shuker
 SHUKERS FARM SHOP,
 Leek Road,
 CELLARHEAD,
 ST3 5BE

Application Type: COU

Officer: David Plant

Our Reference: SMD20220094

District Reference: SMD/2022/0094

Date Received: 28-Feb-2022

Date Responded: 17-Mar-2022

Particulars of Development:

Change of use of former agricultural building to form 4no. retail units (Use Class E)

Location of Development:

A SHUKERS FARM SHOP, A Shukers Farm Shop, Leek Road, CELLARHEAD, ST3 5BE

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Mar-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the parking, turning and servicing areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 109; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application site is part of the wider Shukers site with farm shop, butchery, animal feeds, bedding etc. The access is existing and in current and regular use for commercial purposes. The exit was proposed and conditioned under previous approval. Works within the highway require Highway Works Agreement. Confirmation that agreement is in place is required.

Application propose 34 parking spaces. SMDC Parking standards require 11 spaces based on stated floor area of 152 sqm. The additional spaces will be available for use by the other commercial uses on the site. This is positive.

Current records show that there was 1 personal injury collision (PIC) on A520 Leek Road within 215metres either side of the access in the previous five years. Although all PICs are regrettable, the overall volume of

collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

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