



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:
Highfield Stud Properties Ltd

Officer: David Plant

Our Reference: SMD20220253

District Reference: SMD/2022/0253

Date Received: 25-May-2022

Date Responded: 06-Jun-2022

Particulars of Development:

Full application for the erection of a business unit for class B2, B8 and E uses.

Location of Development:

Station Works, Station Street, Leek, Staffordshire, ST13 8BP

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jun-2022

CONDITIONS

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 plan 2021-2643-03A. 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 110; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a commercial unit for B2, B8, E use on a site of 4 existing commercial units. Existing use of the 4 existing units is not defined. At the time of my site visit the whole site was fenced off and empty. Based on the other units being also B2, B8 and E, the maximum parking requirement would be 25 spaces. 23 are proposed. On the basis that none of the units will likely be used for former class use A1 or A3 and that some of the space could be B8, 23 spaces is not unreasonable.

Access to the site is existing.

Current records show that there were no Personal Injury Collisions on Station Road within 50m either side of the access in the previous five years.

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