



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:

Officer: Tracey Lunn

Our Reference: SMD20220146

District Reference: SMD/2022/0146

Date Received: 22-Mar-2022

Date Responded: 08-Jul-2022

Particulars of Development:

Single storey rear, double storey rear and side extension. Change of use from a residential dwelling to provide a supermarket and 1no. 2 bed flat. Resubmission of SMD/2021/0439

Location of Development:

WERRINGTON POST OFFICE 417, Werrington Post Office, Ash Bank Road, WERRINGTON, ST9 0JP

Recommendation Summary: Refusal

Site Visit Conducted on: 23-Mar-2022

Site Visit Carried Out on 23/07/2021, 23/03/2022

Personal Injury Collisions;

Current records show that there were 4 Personal Injury Collision (PIC) on Ash Bank Road within 120 metres either side of the proposed access for the previous five years.

Background;

The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road and is subject to a 40mph speed limit there are footways on both sides and streetlights. Ash Bank Road forms part of the primary route network connecting Stoke on Trent City to Staffordshire Moorlands. There is a bus shelter directly fronting the property and a Royal Mail post box and BT pole sited on the entrance to the property access.

Previous Application:

SMD/2021/0439 (application withdrawn)- Single storey rear and side extension, double storey rear and side extension. Change of use from a residential dwelling to provide a supermarket and 2no 1 bed studios – Refused by the Highway Authority on highway safety grounds.

The application failed to provide the required number of parking spaces and failed to provide adequate servicing for deliveries.

Description of Proposal;

Single storey rear, double storey rear and side extension. Change of use from a residential dwelling to provide a supermarket and 1no. 2 bed flat. Resubmission of SMD/2021/0439.

Comments on Information Supplied;

The proposal is to construct a single storey rear, double storey rear and side extension to the property. The property which is currently unused was previously a Post Office, it is proposed for a change use to form a supermarket (use class A1) with a 2-bedroom apartment above. It is noted the Proposed Plans and Elevation Drawing No. 002 Revision D details a storage room to the first floor (room dimension of 2.2m x 2.2m), this room could be converted to 3rd bedroom.

Parking;

Staffordshire Moorlands Parking Standards state: use Class A1 shops (ii) food retail unit at 1 space per 14m² and the gross internal retail floor area of 117m², 8 parking spaces are required for the retail unit, a further 2 parking spaces are required for the 1 x 2 bed apartment. A total of 10 spaces are required. The plan First Floor titled Plan and Site Layout Drawing No. 003 Revision D shows 7 spaces are proposed and therefore does not meet with the required number of parking spaces.

The proposed parking layout does not provide usable spaces and will require multiple manoeuvres to access. A plan detailing vehicle tracking would be required. It is noted customer/resident parking bays as detailed in plan titled First Floor Plan and Site Layout Drawing No. 003 Revision D obstructs the access to the delivery route.

Access;

Access to the property would be via an existing vehicle access. However, it is noted there is a bus shelter fronting the property and a BT pole and Royal Mail letter box narrowing the width of the access. Plans detailing the BT pole and letter box have not been supplied.

Service to the site;

A delivery route to the side elevation of the property is proposed, access to this area is approx. 1.6m wide, there is insufficient space for delivery vehicles to turn. The applicant has put forward commitments of deliveries to the shop (days/times and delivery vehicle size). The deliveries cannot be controlled or conditioned and therefore would not be considered effective.

The applicant has failed to demonstrate a safe and suitable access to the site, sufficient level of parking and servicing of the property for its proposed use therefore I recommend this application is refused on highway safety grounds.

Refusal Recommendations:

This application should be refused for the following reasons:-

1. Fails to provide a safe and suitable access to the site.
2. The application is deficient and does not show the required number of parking spaces.
3. Fails to provide an adequate servicing area for deliveries to the site.

REASONS

Contrary to the objectives and policies contained within the NPPF.

Contrary to SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Contrary to the interests of highway safety.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority