Form X

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:
Mommed Ahmed 39 High Street, Biddulph, Staffordshire, ST8 6AD

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220295

District Reference: SMD/2022/0295

Date Received: 12-Jul-2022

Date Responded: 27-Jul-2022

Particulars of Development:

Change of use from existing public house to proposed restaurant / takeaway

Location of Development:

THE SWAN 39,The Swan,High Street,BIDDULPH,ST8 6AD

Recommendation Summary: Acceptance

Site Visit Conducted on: 26-Jul-2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on High Street within 43 metres either side of the property for the previous five years.

Background;
The property is located on High Street within Biddulph Town centre. High Street is a C classified road (Road No. C0005),is subject to a 30mph speed limit and has footways and streetlighting. There are parking restrictions (no waiting at any time) along this section of High Street. There is on- street parking (limited waiting) further along High Street and on Station Road. Public car parks and various transport links are within walking distance.

Description of Proposal;
Change of use from existing public house to proposed restaurant / takeaway.

Comments;
The proposal is for a change of use from a public house to restaurant /takeaway. The gross internal floor space will increase from 56m2 to 70m2. The Proposed Site Layout Plan shows the existing 4 parking spaces to the rear of the property are to be retained. Parking patterns may change to a shorter stay causing a turn-over of parking and therefore an increase in trip generation. There is on-street parking,public car parks and local transport links accessible because of its town centre location.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection (application number SMD/2022/0295)

Staffordshire County Council

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