

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/2022/0373

Officer: Tracey Lunn

Date Received: 13/07/2022

Date: 02/08/2022

Particulars of Development: Change of use of existing commercial property into two flats and associated commercial development.

Location of Development: 30 Buxton Road Leek

Acceptance

Site Visit Carried Out on 25/06/2022

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

Background;
The property is located on Buxton Road within Leek Town Centre. Buxton Road is an A classified road (Road No. A0523), subject to a 30-mph speed limit and is a primary route connecting Leek to Buxton.

There are footways and streetlights along this stretch of Buxton Road. There is a no waiting at any time parking restriction on both sides fronting the property.

Leek bus station is within walking distance approx. 280m south of the property. There are public car parks approx. 90m to the east and approx. 140m to the north of the property.

Description of Proposal;
Change of use of existing commercial property into two flats and associated commercial development.

Comments on Information Submitted;
The proposal is for a change of use from a commercial property into 2 x 1-bedroom self-contained flats.

It is noted no off-highway parking car provision is to be provided for the flats and there is no sufficient land within the site to provide any. Staffordshire Moorlands Parking Standards require for properties up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling. However, the property is in a prime location within Leek Town Centre where residents can access public amenities, shops, cafes, and restaurants. Access to public transport and car parks are also within walking distance.

It is considered that residents may walk, cycle, or use public transport to travel. If off highway parking is required there are public car parks within walking distance.

Given the properties (sustainable) location, accessibility to nearby shops and other services and transport links, I do not believe the lack of car parking provision is a material consideration for this application and therefore have no objection (SMD/2022/0373).

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