



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: COU

Applicant:

Mr Salt Ball Haye Green, Leek, Staffordshire, ST13 6BH

Officer: Tracey Lunn

Our Reference: SMD20220595

District Reference: SMD/2022/0595

Date Received: 16-Nov-2022

Date Responded: 23-Nov-2022

Particulars of Development:

Proposed change of use from fish and chip shop to dwelling with associated internal and external alterations

Location of Development:

123,BALL HAYE GREEN FISH & CHIPS,Ball Haye Green,LEEK,ST13 6BH

Recommendation Summary: Acceptance

Site Visit Conducted on: 22-Nov-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Ball Haye Green within 43 metres of the property for the previous five years.

Background;

The property is located on Ball Haye Green approx. 0.7miles from Leek Town Centre. Ball Haye Green is an unclassified road (Road No. D1292),subject to a 30-mph speed limit and benefits from streetlighting and footways. The area is mainly residential,within the locality there are primary and middle schools,grocery shops,dentist,and medical centre.

Bus stops are within walking distance approx.550m north of the property.

A parking restriction prohibiting parking every day from 7am until 6pm fronts the property.

Description of Proposal;

Proposed change of use from fish and chip shop to dwelling with associated internal and external alterations

Comments on Information Submitted;

The proposal is for a change of use from a commercial property (fish and chip shop) into a dwelling. The proposed dwelling will provide a living room,open plan kitchen / family / dining room with a ground floor bathroom,3 bedrooms and shower room are proposed above.

Having visited the application site,it would appear the property was previously a residential dwelling. This is supported by the Planning,and Design and Access Statement which state; The proposed development would revert the application building to its previous original domestic use.

It is noted no off-highway parking car provision is to be provided for the dwelling 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 walking distance of Leek Town Centre where residents can access public amenities, shops, cafes, and restaurants. Access to public transport is within walking distance.

It is considered that residents may walk, cycle, or use public transport to travel.

The previous commercial use generated traffic from commercial deliveries and employees and customers vehicles. The change of use to residential may cause a reduction in trip generation, the commercial deliveries and customers to the fish and chip shop will cease.

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/2022/0595).

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