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:
Leek United Building Society St Edward Street, Leek, Staffordshire, ST13 5DL

Application Type: FULL

Officer: David Plant

Our Reference: SMD20220451

District Reference: SMD/2022/0451

Date Received: 06-Sep-2022

Date Responded: 02-Dec-2022

Particulars of Development:
Alterations and extensions including provision of new ramped entrance with portico

Location of Development:
50, LEEK UNITED BLDG SOC, St. Edward Street, LEEK, ST13 5DL

Recommendation Summary: Refusal

Site Visit Conducted on: 14-Sep-2022

1. Proposal will encroach onto adopted highway and will present an obstruction to pedestrians contrary to the interests of highway safety.

REASONS

In conflict with NPPF Paragraph 111; in conflict with SMDC Local plan Policies DC1, T1 and T2; contrary to the interests of pedestrian safety; contrary to the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is to construct a ramped access to the Leek United Building Society, Leek.

Proposal requires land which forms part of the adopted highway. St Edward Street is a town centre location. Pedestrian footfall is relatively high. This proposed ramp would obstruct part of the adopted footway and restrict width available for use. There is a BT triple box directly adjacent to the proposal. If this ramp were to be constructed, any access to the box by the statutory undertaker would effectively block the footway, forcing pedestrians into the carriageway.

SMDC Local Plan Policy T1 pt 4 requires development to faciltate walking in town centres and consider how schemes can enhance the path network. This current proposal will restrict the width of a public footway in a town centre location and detract from the public footway provision, directly in contravention of the policy.

SMDC Local Plan Policy T2 states the council will encourage schemes which will improve accessibility and create safer roads. This current proposal will improve accessibility for users of Leek United Building society but will restrict accessibility for all other users of the footway and may force pedestrians into the carriageway.

There is a signed level access off Strangman Street for visitors to Leek United Building Society. This is the access Leek United should be proposing to provide accessible access rather than by obstructing the highway.

There appears to be space to the side of the existing access to construct a lift or similar, on private land.

Highway authority does not and cannot give approval for permanent obstructions on adopted highway.

Highhway would need to be stopped up. This would require support of the Highway Authority which would not be given.

Proposal is contrary to highway and pedestrian safety; in conflict with Highways Act 1980; in conflict with Local Plan Policy; contrary to the interests of free flow of pedestrians.

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