



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:
 Mr T Calan
 Derby Street,
 Leek,
 ST13 6HN
Officer: David Plant

Our Reference: SMD20220602

District Reference: SMD/2022/0602

Date Received: 29-Nov-2022

Date Responded: 13-Dec-2022

Particulars of Development:

Change of use of upper floor for HMO for 5 no. rooms and internal alteration. First Floor Single Storey Rear Extension, Alteration to Ground Floor to Staircase and front elevation for Refuse Store

Location of Development:

7, Derby Street, LEEK, ST13 6HN

Recommendation Summary: Acceptance

Site Visit Conducted on: 13-Dec-2022

NOTES TO PLANNING OFFICER

Site is in Leek town centre in a sustainable location.

No in curtilage parking is available or possible. Public parking is available close by. Public transport is available.

It is noted that the bin store door opens outwards, onto the footway. Highways would normally object to doors opening outwards onto the highway. This is normally because anyone opening the door from inside the building could not see if anyone is passing and could open the door into their path or directly into them. In this case, the door will be opened from the outside, rubbish put into the bin and the user leaves, hopefully closing the door as they leave.

It is unlikely that anyone would enter the bin store, close the door behind them and stay there for any length of time.

There doesn't seem to be a great deal of space to get the bins in and out. None of this would likely cause anyone to shut themselves in the bin store.

Highways would support an alternative solution, if there is one. The door could be hinged on the opposite side, the bins moved further into the store and the door opens inwards?

Naming of drawings on the website is not helpful..

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