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:
Mr Clifton Bradeley Sub-4 Ltd FAIRWAYS, Fairways, Cheddleton Road, LEEK, ST13 5RD

Application Type: COU

Officer: Tracey Lunn

Our Reference: SMD20230020

District Reference: SMD/2023/0020

Date Received: 12-Apr-2023

Date Responded: 28-Apr-2023

Particulars of Development:
Change of use from a residential terraced property to a physiotherapy and chiropodist practice

Location of Development:
94 Buxton Road,Leek,Staffordshire,ST13 6EE

Recommendation Summary: Acceptance

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Buxton Road within 43 metres either side of the property between 31st December 2015 and 31st December 2020.

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 and public car parks are within walking distance approx.1/2 a mile away,there are bus stops along Buxton Road.

The property is located within a mix of residential dwellings and commercial units.

Description of Proposal;
Change of use from a residential terraced property to a physiotherapy and chiropodist practice

Comments on Information Submitted;
The proposal is for a change of use from an unused residential property to a commercial property (physiotherapy and chiropodist practice). The property to be converted is connected to the existing physiotherapy and chiropodist practice and will increase the floor plan providing a chiropody room and kitchen on the ground floor with another chiropody room and physician room on the first floor.

The Application Form states 2 full time,and 1 part time members of staff will be employed.

There is no off-highway parking provision for either staff or customers. However,the property is in a prime location within Leek Town Centre.

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It is considered that due to the property's (sustainable) location within the town centre and its accessibility to public transport links,staff and customers may walk,cycle,or use public transport to travel. If off highway parking is required there are several public car parks within walking distance.

The proposal will have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2023/0020).

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