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:
Park Dental Practice

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230257

District Reference: SMD/2023/0257

Date Received: 01-Jun-2023

Date Responded: 15-Jun-2023

Particulars of Development:
Rear ground floor extension

Location of Development:
16 Park Dental Practice Ball Haye Road Leek

Recommendation Summary: Acceptance

Site Visit Conducted on: 13-Jun-2023

Personal Injury Collisions;
Current records show that there were 2 personal injury collisions (PIC) on Ball Haye Road within 50 metres either side of the property from 31st December 2015 until 31st December 2020. Although all PICs are regrettable,the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;
The property is located on Ball Haye Road (Road No. D1292) unclassified road,subject to a 30mph speed limit and benefits from streetlights and footways. Ball Haye Road is within Leek Town Centre and provides access to a medical centre,leisure facilities,commercial and residential properties. There is a prohibition of waiting restriction on this section of Ball Haye Road,however directly fronting the property waiting is unrestricted,there is also a bus stop.

Description of Proposal;
Rear ground floor extension.

Comment;
The property was a public house which was converted into a dental surgery in 2010. The proposal is to construct a ground floor extension to the rear of the property that will provide an additional 3 treatment rooms,larger waiting area,decontamination room,recovery room and staff room. The number of treatment rooms will increase from 4 to 6.

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

It is considered that due to the surgery's location within the town centre that staff and patients may walk,cycle,or use public transport to travel to the surgery. If off highway parking is required there are several public car parks within walking distance.

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Given the dental surgery's central (sustainable) location,its accessibility to public transport links and nearby car parks I do not consider the proposal will have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2023/0257).

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