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 Ramandeep Billing 61, E M & A S, Froghall Road, STOKE-ON-TRENT, ST10 1JR

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230303

District Reference: SMD/2023/0303

Date Received: 18-Jul-2023

Date Responded: 07-Aug-2023

Particulars of Development:
Single storey extension containing store room for convenience stor

Location of Development:
A & C Stores,61 Froghall Lane,Cheadle,Staffordshire,ST10 1JR

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Aug-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Froghall Road within 50 metres either side of the property access from 31st December 2015 to 31st December 2020.

Background;
The property is located on Froghall Road which is an A classified road (Road No. A0521) with a speed limit of 30 mph and benefits from footways and street lighting. Froghall Road runs from Cheadle in a northerly direction. Along this section of Froghall Road there is predominantly residential properties. There is a bus stop directly fronting the property.

Description of Proposal;
Single storey extension containing storeroom for convenience store.

Comments on Information Submitted;
The application is for a single-story extension to the rear of the property to provide storage for the convenience store. The current storage area within the store will become retail space to increase the product range. The overall floor space (A1) will increase by 20.7 from 69.9 to 90.6 m2.

There is currently off highway parking for 2 vehicles,as stated in the application form. No change to the parking provision is proposed.

The convenience store is the only facility of this kind within the residential area and therefore some journeys to the store will be made by foot. It is also considered that the enlargement of the retail space at an area of 16.9m2 will not cause a significant increase in trips or demand on off highway parking.

The proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2023/0303).

Staffordshire County Council

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