**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 Shenton

**Application Type:** FULL

**Officer:** Tracey Lunn

**Our Reference:** SMD20230402

**District Reference:** SMD/2023/0402

**Date Received:** 07-Sep-2023

**Date Responded:** 22-Sep-2023

**Particulars of Development:**
Change of use of three flats to a single dwelling

**Location of Development:**
24,Flat 1,Fountain Street,LEEK,ST13 6JR

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 14-Sep-2023

Personal Injury Collisions;
Current records show that there was 1 personal injury collision (PIC) on Fountain Street/Well Street within 43 metres of the property from 01/01/2019 to 31/12/2021. 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 Fountain Street at its junction with Well Street,on the edge of Leek Town Centre. Both roads are D classified roads (Road No. D1288),have footways,streetlighting and are subject to a 30-mph speed limit.

There are some sections of no waiting at any time parking restriction on Fountain Street and Well Street but none fronting the property. The area is a mix of residential and commercial properties with little or no off-street parking. Parking on street was observed during the site visit and it would appear to be the most favoured option. There are,however,some car parks within walking distance.

Due to the property's location,Leek Town Centre,services,and transport facilities are within walking/cycling distance.

Description of Proposal;
Change of use of three flats to a single dwelling.

Comments on Information Submitted;
The proposal is for a change of use from 3 flats to a single 2-bedroom dwelling.

There is no parking provision for the existing flats,and none is provided for the proposed dwelling. There is no sufficient land within the site to provide any.

The property is in a prime location on the edge of Leek Town Centre where residents can access public amenities,shops,cafes,and restaurants. Residents may walk,cycle,or use public transport to travel.

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It is considered the proposed change of use,from 3 flats with individual occupiers to a single 2-bedroom dwelling could result in a reduction in demand for on-street parking.

I have no objection to the proposal (SMD/2023/0402).

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