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:
Ms Noor-Un-Nisa Akhtar Ball Haye Street, Leek, ST13 6JN

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230294

District Reference: SMD/2023/0294

Date Received: 13-Sep-2023

Date Responded: 29-Sep-2023

Particulars of Development:
Shop Front Alteration; To remove existing timber shop front,door and glazing and replace with new aluminum glazed frame to sit flush with façade and have integrated shutters concealed behind the signage panel.

Location of Development:
7,Ball Haye Street,LEEK,ST13 6JN

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Sep-2023

Personal Injury Collisions;
Current records show that there was 1 personal injury collision (PIC) on Ball Haye 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 Ball Haye Street (Road No. A53). Ball Haye Street is a primary route running through Leek town centre. There are footways and streetlighting and a pedestrian crossing directly fronting the property.

Description of Proposal;
Shop Front Alteration; To remove existing timber shop front,door and glazing and replace with new aluminium glazed frame to sit flush with façade and have integrated shutters concealed behind the signage panel.

Comment;
The proposal is to remove the existing timber shop front,door and glazing and install a new shop frontage with secure roller shutters. The roller shutters will be concealed behind the signage panel and installed to the Ball Haye Street elevation of the building.

The instillation of the new shop frontage does not have a detrimental impact on the highway.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

No works shall take place,until a Highways Method Statement has been submitted to and approved in writing by the Local Planning Authority.

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The approved Statement shall be adhered to throughout the demolition and construction period. The statement shall provide for:

• Method of the removal and instillation of the shop front,windows and door to lessen the impact of the works.
• Details of traffic management to protect the workforce and travelling public.
• The parking of vehicles of site operatives and visitors.

REASONS;
To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety

Note to Planning Officer:
We do not normally recommend a Highways Method Statement however given the closeness of the works to the highway,its location on a primary route through Leek town centre and directly fronting a pedestrian crossing a Method Statement is considered necessary to protect the safety to the highway user and contractor and avoid disruption to the highway network.

The works would require a system of traffic management to protect the travelling public and workforce.

Important Informative:
The owner of the premises is required to take responsibility for the fixtures and fittings associated with the shutters and be liable for future maintenance and any claims made.

The applicant will have to agree a system of traffic management as part of the works. Please contact Staffordshire County Council Traffic and Network Unit trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permission to temporarily manage traffic on the public highway and is required for undertaking work on or adjacent to the adopted highway:

https://www.staffordshire.gov.uk/Highways/licences/TemporaryTrafficManagement.aspx

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