



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

Application Type: FULL

Applicant:

Mr Paul Tapner Rosebank Street, Leek, Staffordshire, ST13 6AG

Officer: Tracey Lunn

Our Reference: SMD20230562

District Reference: SMD/2023/0562

Date Received: 15-Nov-2023

Date Responded: 04-Dec-2023

Particulars of Development:

Change of use to ground floor from vacant retail to c3 residential unit including elevational alterations alongside removal of roller shutters and signage

Location of Development:

2-4 Flat Above,2-4,Rosebank Street,LEEK,ST13 6AG

Recommendation Summary: Acceptance

Site Visit Conducted on: 20-Nov-2023

Personal Injury Collisions;

Current records show that there no personal injury collision (PIC) on Rosebank Street/Ball Haye Road within 43 metres of the property from 01/01/2019 to 31/12/2021.

Background;

The property is located on Rosebank Street at its junction with Ball Haye Road on the edge of Leek Town Centre. Both roads are D classified roads (Road No. D1292),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 Rosebank Street and Ball Haye Road 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 car parks within 100 metres of the property.

The property's location is within Leek Town Centre near to services and transport facilities.

Description of Proposal;

Change of use to ground floor from vacant retail to c3 residential unit including elevational alterations alongside removal of roller shutters and signage.

Comments on Information Submitted;

The proposal is for a change of use of the ground floor of the property from a shop,currently vacant,into a 1-bedroom dwelling.

There was no parking provision for the shop,none is provided for the proposed dwelling and there is no sufficient land within the site to provide any. However,the property is in a prime location within Leek Town Centre where residents may walk,cycle or access to public transport.

If vehicle parking is required there are car parks within walking distance.



The previous commercial use generated traffic from commercial deliveries, employees, and customers vehicles. The change of use to residential may cause a reduction in trip generation, the commercial deliveries and customers to the shop will cease.

The proposal would not have a detrimental impact on the highway, I therefore have no objection (SMD/2023/0562).

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