

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Date Received: 28/11/2023

Date: 12/12/2023

Application Number: SMD/2023/0571

Officer: T.Lunn

Particulars of Development: Change of use of a vacant retail unit (Use Class E) to hot food takeaway (sui generis) external plant and ventilation and extraction equipment and minor external works.

Location of Development: Unit B, High Street, Biddulph

Acceptable

Site Visit Carried Out on 08/12/2023

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on High Street within 50 metres of the property from 31st December 2015 to 31st December 2020.

Background;

The property is located on High Street (Road No. C0005) between Station Road and Wharf Road. High Street is a main route through Biddulph Town Centre, it is a C classified road, is subject to a 30mph speed limit and benefits from streetlights and footways. It is noted there is a pedestrian crossing directly fronting the building.

The area is mostly commercial properties.

There are bus stops and public car parks within walking distance of the property.

Description of Proposal;

Change of use of a vacant retail unit (Use Class E) to hot food takeaway (sui generis) external plant and ventilation and extraction equipment and minor external works.

Comment;

The proposal is for a change of use of a vacant retail unit (Use Class E) to a hot food takeaway. commercial use.



The unit forms part of a row of commercial units fronting onto the High Street. Times of operation are between 1100 and 2300 hours daily and will generate a number of full-time and part-time employment opportunities.

It is noted that no car parking spaces are to be provided for the property and there is no sufficient land within the site to provide any. The property however is in a prime location within Biddulph Town Centre. There is a large carpark area within walking distance and on-street limited waiting allows parking to take place (short stay 30 minutes maximum Monday to Saturday) is also within walking distance on High Street and Station Road.

Given the property's central location, within Biddulph Town Centre, I do not believe the lack of car parking provision will have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2023/0571).

Commissioner for the Built County
On behalf of the County Council
As Highway Authority

