



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:

North Midlands Breast Screening Service Main Hospital,
 Royal Stoke University Hospital, Stoke on Trent, ST4 6QG

Officer: Tracey Lunn

Our Reference: SMD20240009

District Reference: SMD/2024/0009

Date Received: 12-Jan-2024

Date Responded: 29-Jan-2024

Particulars of Development:

Provision of temporary mobile breast screening unit (3 cycles with 20 month break - total 9yrs)

Location of Development:

Car Park, Newton House, Cheddleton Road, Leek, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Jan-2024

Personal Injury Collisions;

Current records show that there was 1 personal injury collision (PIC) on Cheddleton Road within 50 metres of the access drive to the site from 31st December 2015 until 31st December 2020. 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;

Newton House car park is located off Cheddleton Road an A classified, 30mph road situated 1 mile from Leek town centre. The site is well served with footways and has excellent links to local bus services with a bus stop located approximately 0.2 mile; a 5-minute walk from the site.

There is on-street parking, waiting limited to 1 hour no return within 2 hours along Cheddleton Road.

Previous Application;

SMD/2017/0734 - Provision of temporary mobile breast screening unit (3 cycles with 20-month break - total 9yrs – Britannia House – Approved by Staffordshire County Council Highways.

Proposal;

Provision of temporary mobile breast screening unit (3 cycles with 20-month break - total 9yrs).

Comments on Information submitted:

The temporary mobile breast screening unit was previously sited at Britannia House however this site is no longer available. This application seeks to obtain permission to gain approval for the unit to be placed within Co-operative Bank Headquarters (Newton House car park).

The unit will be onsite for 3 cycles of 16 months with a 20-month break between, a total of 9 years.

The breast screening clinic will have a waiting room, 2 changing rooms and an X-ray room, it will operate Monday – Friday 9am – 5pm and have 2 full time employees.

The car park (within the red outline plan) currently has 30 spaces, the siting of the unit will occupy 4 spaces leaving 24 standard spaces and 2 disabled spaces.

There is sufficient car parking, if required, within the wider site to accommodate parking for the 2 additional staff and patients to the unit or any displaced parking from the loss of the 4 spaces. It is noted within the Statement of Need that the proposal is designed to have minimal impact on the existing site and parking arrangements and is supported by Co-operative Bank, it is assumed however, if necessary, that parking within the site will be managed.

The provision of this service locally will reduce the number of longer journeys to larger hospitals in towns/cities.

I have no objection to the proposal (application number SMD/2024/0009) subject to the following condition.

The development hereby permitted shall be installed in accordance with the submitted Site Block Plan as proposed Drawing No. AL03A Rev A.

REASONS

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

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