



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:

Dr Paul Matthews 1 Southfields, Leek, United Kingdom,
ST13 5LR

Officer: Tracey Lunn

Our Reference: SMD20240027

District Reference: SMD/2024/0027

Date Received: 04-Mar-2024

Date Responded: 13-Mar-2024

Particulars of Development:

Proposed conversion from 2 flats to one dwelling.

Location of Development:

1 and 1A, Southfields Westfields, Leek

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Mar-2024

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Southbank Street, the nearest adopted road, within 43 metres either side of the junction with Westfields from 01/01/2019 to 31/12/2021.

Westfields is a private road, Staffordshire County Council do not hold accident records on private roads.

Background;

The property is located on Westfields, a private road within a residential area outside of the boundary of Leek Town Centre. The nearest adopted road is Southbank Street.

Description of Proposal;

Proposed conversion from 2 flats to one dwelling.

Comments on Information Submitted;

The proposal is for a change of use from 2 flats to a single 3-bedroom dwelling.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The application form states there is parking for 3 vehicles. It was noted at the site visit that parking was available to the side elevation of the property.

The proposal does not have a detrimental impact on the adopted highway I therefore have no objection (SMD/2024/0027).

Note to Officer;

The submitted red outline plan does not connect with the adopted highway (Southbank Street) the applicant should ensure they have appropriate rights and permissions to carry out the work.

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