



**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 Daniel Ferns Norman Ferns Removals Ltd, c/o 17,  
 Ashenhurst Way, Leek, ST13 5SB

**Officer:** Tracey Lunn

**Our Reference:** SMD20240086

**District Reference:** SMD/2024/0086

**Date Received:** 05-Mar-2024

**Date Responded:** 20-Mar-2024

**Particulars of Development:**

Retention of Storage Containers and perimeter fencing following demolition of part existing garages taken place under application DET/2022/0028.  
 398216.69 356284.5

**Location of Development:**

Derelict Garage, Broad Street, Leek, Staffordshire, ST13 5NS

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 07-Mar-2024

**Personal Injury Collisions;**

Current records show that there was 1 personal injury collision (PIC) on Broad Street within 50 metres either side of the access 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 off Broad Street. Broad Street is an A classification road (Road No. A053) and is subject to a 30mph speed limit and benefits from streetlights and footways.

A no waiting at any time restriction was on Broad Street.

**Live Application;**

SMD/2024/0096 - Directional and information signage for business use, placed on access way and entrance gates.

**Proposal;**

Retention of Storage Containers and perimeter fencing following demolition of part existing garages taken place under application DET/2022/0028.

**Comments on Information submitted:**

The application is for the retention of storage containers and a perimeter fence (maximum height 2m) around an area which previously housed 49 garages. Some of the original garages have been demolished and containers have been placed on the remaining garage platforms and 4 garages remain. Currently there are 29 containers with a further 16 containers to be sited making a total of 45 containers. There will be a total of 45 containers and 4 garages on the site.



Access is via the existing access off Broad Street which previously served the 49 garages. Access to the facility is 24 hours a day and is gained via a key coded electric gate. Visibility at the access is good.

A storage facility is unlikely to be a significant trip generator. Visits can take place at any time and are not restricted to working hours.

The proposal is considered not to have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2024/0086).

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