



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 Robin Heap Zest Eco C/O Agent

Officer: Tracey Lunn

Our Reference: SMD20240129

District Reference: SMD/2024/0129

Date Received: 18-Apr-2024

Date Responded: 08-May-2024

Particulars of Development:

Removal of existing derelict structures on site, creation of 2 EV charge bays together with ancillary electrical equipment.

Location of Development:

Derelict Plot of Land Opposite, Earl Grey Inn, Wood Street, Leek, Staffordshire

Recommendation Summary: Refusal

Site Visit Conducted on: 24-Apr-2024

Recommendation of refusal:

The application fails to demonstrate a safe and suitable access to the site due to the proximity of the junction with Ashbourne Road.

Reasons:

- (1) Contrary to the NPPF;
- (2) Contrary to SMDC Local Plan
- (3) Contrary to highway safety

Notes to Planning Officer:

The site is situated at the junction of Wood Street (Road No. D1289) and Ashbourne Road (Road No. A0523), with Ashbourne Road being an A-classified road and serving as a primary route.

Both Wood Street and Ashbourne Road have a speed limit of 30 mph and have footways and streetlights. Wood Street accommodates two-way traffic and enforces a prohibition of waiting on both sides, as does Ashbourne Road.

The section of Wood Street leading to the site is narrow, measuring 2.6m wide, and junctions with Ashbourne Road.

Access to the proposed parking area for the EV charging bays would utilise an existing access point, currently serving derelict buildings along Wood Street. While this access point exists, visibility for drivers accessing Wood Street from Ashbourne Road is limited.

It is noted that due to the placement of the charging points to the rear of the parking space, customers will drive forward into the space, and will reverse out onto Wood Street. There is restricted visibility for drivers reversing from the charging bays onto Wood Street. Also Wood Street is narrow at this



point, drivers utilizing the charging bays would have to perform multipoint turns, hindering drivers entering Wood Street from Ashbourne Road

Site visit carried out on 24/04/2024

Important Informative:

If planning approval is granted the applicant should be made aware of the following;

Please note that prior to the access crossing being widened, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

The applicant should be made aware of utility equipment within the proposed access crossing, this equipment has not been identified on submitted plans. The responsibility and costs for re-locating / protecting the equipment is the applicant's. Please contact the appropriate utility company for advice.

There is a streetlight sited within the proposed access crossing, the streetlight has not been identified on submitted plans. The applicant should approach Staffordshire County Council's PFI road lighting contractor E.ON for a quotation to undertake the repositioning and replacement of the existing lamp post column at lightingforstaffordshire@eonenergy.com.

The costs incurred for re-locating the equipment is the responsibility of the applicant.

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