



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: COU

Applicant:

Mr C Taylor C/O Agent Mr Rob Duncan, Rob Duncan
Planning consultancy Ltd, 28 Ferndale Road, Lichfield,
WS13 7DJ

Officer: David Plant

Our Reference: SMD20240147

District Reference: SMD/2024/0147

Date Received: 30-Apr-2024

Date Responded: 20-May-2024

Particulars of Development:

Change of use from retail to mixed use of retail and cafe within Use Classes E(a) and E(b)

Location of Development:

Springfields Farm Hulme Lane Werrington

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-May-2024

NOTES TO PLANNING OFFICER

Application appears to be for approval to sell hot food in a cafe.

Site has recently been approved for use as an Ice Cream Parlour. Parking, overflow parking and improvements to the access have been conditioned and proposed. Access improvements appear to have commenced. These should be completed as soon as possible.

Site already has approval for use as an ice cream parlour with indoor seating, including permission to sell hot and cold drinks, cold food and hot pies.

Access is in the process of being improved. An element of on site consumption of food is already permitted. Extension of this to include hot food is unlikely to have a severe effect on the highway.

Current records show that there was 1 personal injury collisions (PIC) on Hulme Lane within 215m either side of the access in the previous five years. 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, particularly with the proposed visibility improvement

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