



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 Ryan Davies

Officer: David Plant

Our Reference: SMD20210841V2

District Reference: SMD/2021/0841

Date Received: 11-Jun-2024

Date Responded: 20-Jun-2024

Particulars of Development:

The conversion, alterations and extension of the two-storey former Warehouse and Silk Shade to create three 3-bedroom properties. plus 1-bedroom detached dwelling in place of the former outbuilding.

(Revised Information received on 11/06/2024).

Location of Development:

WAREHOUSE 2-4, Warehouse, Silk Street, LEEK, ST13 6HX

Recommendation Summary: Acceptance

Site Visit Conducted on: 12-Jun-2024

NOTES TO PLANNING OFFICER

Three parking spaces are proposed for the four dwellings. This is below the level required in SMDC Local Plan. However, site is in a highly sustainable location in Leek town centre. Site is adjacent to public car park. Cycle parking is referred to in the planning statement, which should be provided.

Site plan shows little context. It is not entirely clear that there is adequate space to allow manoeuvring into and out of 2.4mx4.8m spaces. Pedestrian gate also opens into one of the spaces. Either use of the space will be restricted or access to the dwelling will be restricted. This should be reconsidered.

Silk Street is a private road. The applicants should satisfy themselves that they have appropriate rights to carry out these works and appropriate rights of access.

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