



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:

Ms Lydia Osvaldova C/O Agent Mr Bruce Johnson,
B3architectural, 62 Miles Green Road, Bignall End, Audley,
Stoke on Trent, ST7 8LQ

Officer: Tracey Lunn

Our Reference: SMD20240252

District Reference: SMD/2024/0252

Date Received: 17-Jun-2024

Date Responded: 02-Jul-2024

Particulars of Development:

Change of Use from Butchers (Class E) to Hot Food Takeaway (Sui Generis) serving English & Slovakian Food.

Location of Development:

13 High Street Bidulph

Recommendation Summary: Acceptance

Site Visit Conducted on: 20-Jun-2024

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on High Street within 43 metres of the property from 31/12/2021 30/12/2019 to 29/12/2022.

Background;

The property is situated on High Street (Road No. C0005), a main route through Biddulph Town Centre. This C-classified road has a 30mph speed limit, streetlights, and footways. High Street also features a one-way system traveling in a north-easterly direction and provides 30-minute limited parking from Monday to Saturday, 8am to 6pm, directly in front of the building.

The area consists primarily of commercial units with some residential properties above.

There are bus stops and public car parks within walking distance of the property.

Description of Proposal;

Change of Use from Butchers (Class E) to Hot Food Takeaway (Sui Generis) serving English & Slovakian Food.

Comment;

The proposal is for a change of use of a butchers (Use Class E) to a hot food takeaway. The property is part of a row of commercial units that line both sides of High Street.

The application form specifies the times of operation are Monday to Friday, 08:00 to 23:00, Saturday from 08:00 with no specified closing time and Sunday/Bank Holiday from 09:00 until 22:00. It is intended 4 full-time and 4 part-time staff will be employed.

It is noted that no car parking spaces are to be provided for the property and there is no available land within the site to provide any. However, the property is situated in a prime location within Biddulph Town Centre, staff and customers may choose to walk, cycle, use transport links or if required car parks are within walking distance. Additionally, on-street limited waiting parking (short stay, 30 minutes maximum, Monday to Saturday) is available on High Street and within a short walking distance on Station Road.

The proposal is considered not to have a detrimental impact on the adopted highway I therefore have no objection (application number SMD/2024/0252).

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