



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:

Dr Mark Page Parrot and Page Limited 42, Main Street,
Walton on Trent, Derbyshire, DE12 8LZ

Officer: David Plant

Our Reference: SMD20240249

District Reference: SMD/2024/0249

Date Received: 24-Jun-2024

Date Responded: 08-Jul-2024

Particulars of Development:

Change of use from C3 residential property of 5 bedrooms to a large dwellinghouse in multiple occupation for up to 7 people.

Location of Development:

33, Cruso Street, LEEK, ST13 8BJ

Recommendation Summary: Conditional

Site Visit Conducted on: 27-Jun-2024

1. Before the proposed development is brought into use, the secure cycle parking shall be provided in accordance with submitted details shown in figure and figure 3 of covering letter. Secure cycle parking shall thereafter be retained for the life of the development.

REASON

To comply with NPPF Paragraph 114; to comply with SMDC Local Plan policy DC1, T1 and T2;

NOTES TO PLANNING OFFICER

Application is to convert a 5 bed dwelling into a 7 person HMO

Site is an existing large dwelling in a residential area of predominantly terraced type dwellings. There is no existing off street parking available or proposed.

The site is approximately 400m from Leek town centre, 600m from Morrisons supermarket, 800m from the bus station and 300m from the nearest bus stop. Cycle parking is proposed. Site is in a sustainable location.

Proposal will not have a severe effect on the highway.

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