



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:

Leah Metcalf White Gate, Bridge Lane, Tean, ST10 4JL

Officer: Tracey Lunn

Our Reference: SMD20240324

District Reference: SMD/2024/0324

Date Received: 18-Jul-2024

Date Responded: 06-Aug-2024

Particulars of Development:

Change of use from residential to Hair Salon

Location of Development:

22 Bank Street, Cheadle

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Jul-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Bank Street within 43 metres either side of the access drive to the property from 30/12/2019 to 29/12/2022.

Background;

The property is situated on Bank Street (Road No. D1150), an unclassified road with a 30mph speed limit, streetlights, and footways. Bank Street, located in Cheadle Town Centre has a mix of commercial units and residential properties, typical for its location. There is a zebra crossing, prohibitions on waiting and a one-way traffic system in operation.

Pedestrian and vehicular access to the property is via a private driveway (running in a northwest direction from Bank Street) which is shared with several properties (1 property is a holistic centre, and others appear to be residential).

Description of Proposal;

Change of use from residential to Hair Salon.

Comment;

The proposal is for a change of use from a 2-bedroom dwelling to a hair salon. The existing living area will be converted into a hairdressing salon, toilet, and storage room. The 2 bedrooms above will be reconfigured into 3 rooms, though their specific purposes are not indicated on the plan.

The Planning Statement states the opening hours will be from 9am to 8pm on weekdays, with the applicant and apprentice working full time. Additionally, up to 4 hairdressers or beauticians could rent a chair or room.

Parking has not been identified on the submitted plans however, it was noted at the site visit that there is off-highway parking provision for either staff or customers with designated parking spaces for the properties along the access drive. The Planning Statement also confirms that there is parking onsite.



Due to the hair salon's location within the town centre staff and customers may choose to walk, cycle or use public transport to travel to the salon. If additional off highway parking is required there are public car parks within walking distance.

The proposal does not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2024/0324).

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