



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 German Jeet Singh LATE SHOP, 321-325, 321-325,
Uttoxeter Road, STOKE-ON-TRENT, ST11 9QA

Officer: David Plant

Our Reference: SMD20240259

District Reference: SMD/2024/0259

Date Received: 09-Aug-2024

Date Responded: 22-Aug-2024

Particulars of Development:

2 storey addition to existing building for the creation of 4 self-contained flats. The flats will span over the first floor and loft space.

Location of Development:

321 - 325, Uttoxeter Road, Blythe Bridge, Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 14-Aug-2024

1. Before the proposed development is brought into use, the parking area shall be provided in accordance with approved drawing 2023-114 A. The parking areas for both convenience store and proposed flats 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 and appendix 2; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is to add extension to an existing convenience store to provide 4 self contained flats - 2 x 1bed, 1 x 2 bed, 1 x 3 bed.

29 spaces are currently available for customers of the convenience store. Reference to SMDC parking standards shows that for an A1 use between 18 and 25 spaces will be required. (18 for non food, 25 for all food retail). Food is sold in the convenience store but many other products are available.

This leaves between 4 and 11 spaces available for the residential uses. 5 are proposed. Reference to SMDC parking standards shows that 6 spaces will be required.

The overall combined use of the site would require between 24 and 31 spaces.

At the time of my site visit, a weekday lunchtime, contractors vans were parked in the site, a vehicle parked in the car park but the occupants did not enter the store and there were still spaces available. The store serves the local community, many of whom would not necessarily drive to the store.

Proposed flats will be above a convenience store and close to the facilities of Blythe Bridge. Site is in a sustainable location.

Access to the car park will be as existing.

Current records show that there were no Personal Injury Collisions on Uttoxeter Road within 50m either side of the car park access in the previous five years.

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