



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 Hama Hama Group C/O Agent Mr Neal Kennedy NMK
Planning Services The Infield Halesowen West Midlands

Officer: David Plant

Our Reference: SMD20240317

District Reference: SMD/2024/0317

Date Received: 09-Aug-2024

Date Responded: 12-Sep-2024

Particulars of Development:

Mixed use development of apartments and retail units

Location of Development:

113 Mill Street Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 14-Aug-2024

1. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- point of access;
- layout and disposition of buildings and roads;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage to prevent water flowing onto highway;
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation/first use of the development.

2. Before the proposed development is commenced, details shall be first submitted to and approved in writing by the Local Planning Authority indicating:

- proposals for permanent closure of the layby and reinstatement to footway;
- Re application of double yellow lines on revised kerbline;
- proposals for the existing access point;
- proposals to prevent parking on the widened footway;

The development shall thereafter be carried out in accordance with the approved plans, subject to technical approval.

3. The development hereby permitted shall not be brought into use until details of the 2.4m x 43m visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

4. No development shall take place, until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) a site compound with associated temporary buildings;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel wash facilities including means of dealing with water runoff;
- vi) mechanical road sweeper for existing carriageway;

REASONS

ALL To comply with NPPF Paragraph 114; to comply with SMDC Local Plan policy DC1, T1, Appendix 2: in the interests of highway safety

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The conditions requiring highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (highway.agreements@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

Construction works including service connections will require traffic management on the highway. This will require approval from SCC Traffic and Network. Details are available at

<https://www.staffordshire.gov.uk/Highways/licences/TemporaryTrafficManagement.aspx>

The applicant is advised to contact Traffic and Network as early as possible to ensure road space can be booked and works programmed on the busy A523. The developer should allow adequate time for processing of the application.

NOTES TO PLANNING OFFICER

Application is for permission in principle for a mixed use development.

Application site has previous approvals for residential use and a current application for use as a drive through takeaway. Re-development of the site for greater intensity of use than currently proposed has previously been accepted by highways.

A523 Macclesfield Road is well used road into Leek town centre. The principle of 8 dwellings and 4 small retail units would be unlikely to be considered to have a severe effect on the highway.

Visibility from the frontage is good. Condition recommended above is intended to draw attention to the requirement for visibility when determining access point. Access point should also be positioned to avoid conflict with vehicles entering/exiting Hamil Drive.

There is currently a layby on the site frontage. This should be closed to prevent parking which would obstruct visibility. Bollards or similar should be provided to prevent parking on the widened footway. Double yellow lines would need to be marked on the new edge of carriageway. This should not require alteration of the TRO but this should be clarified with Highways during the technical approval process. As this is approval in principle, no detail drawings are provided. It is not clear where the access point will be. If this differs from the existing access point, redundant access point should be permanently closed as part of the layby removal.

Highway Works Agreement will be required. Condition can be discharged on evidence of submission of application for technical approval under Works Agreement.

Site is in a sustainable location close to Leek town centre.

Current records show that there were no Personal Injury Collisions on Mill Street within 50m either side of the property access in the previous five years.

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