



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: PRIOR APPROVAL

Applicant:

Mr Anthony Sofroniou LOWER HORTON LODGE, Lower
 Horton Lodge, Reacliffe Road, LEEK, ST13 8RS

Officer: Tracey Lunn

Our Reference: SMD20240058DET

District Reference: DET/2024/0058

Date Received: 20-Dec-2024

Date Responded: 08-Jan-2025

Particulars of Development:

Application to determine if prior approval is required for a change of use back to residential dwelling from mixed use.

Location of Development:

51, St Edward Street, Leek, Staffordshire, ST13 5DN

Recommendation Summary: Acceptance

Site Visit Conducted on: 03-Jan-2025

Personal Injury Collisions:

Current records show that there were no Personal Injury Collisions on St Edward Street within 50m either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on St Edward Street within Leek Town Centre. St Edward Street is an A classified road (Road No. A520), subject to a 30-mph speed limit and benefits from streetlighting and footways. The area is mainly commercial which given St Edward Street is a main A road route through Leek Town Centre it is expected.

Bus stops are within walking distance on Broad Street and Stockwell Street (north and south of St Edward Street) and Leek bus station is approx.500m.

A restriction limiting parking to 30 mins every day from 8am until 6pm is present on both sides of St Edward Street along the stretch fronting the property.

Planning History;

SMD/2018/0009 - Change of use of specified first & second floor rooms in the tearooms to enable the applicant to reside on the premises – Approved by Staffordshire Moorlands District Council.

SMD/2015/0728 - Change of use of existing dwelling (C1) to a Victorian tearoom (A3) with ancillary retail use (A1) and function room (D2) – Acceptable to Staffordshire County Council Highways – Approved by Staffordshire Moorlands District Council.

SMD/2008/0496 - Certificate of lawfulness for existing residential purposes- Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Application to determine if prior approval is required for -A change of use back to a residential dwelling from mixed use.

Comments on Information Submitted;

The application is to determine if prior approval is required for a change of use from a mixed-use property (residential and commercial) into a residential dwelling. The residential dwelling will have a living room, dining room, kitchen and snug on the ground floor, the first floor will comprise of 2 bedrooms, shower room, bathroom and snug, and the second floor will provide a further 2 bedrooms.

Having visited the application site, it would appear the property was previously a residential dwelling. This is supported by the properties recent planning history SMD/2015/0728 - Change of use of existing dwelling (C1) to a Victorian tearoom (A3) with ancillary retail use (A1) and function room (D2) and noted within the application form.

It is noted no off-highway parking car provision is to be provided for the dwelling and there is no sufficient land within the site to provide any. Staffordshire Moorlands Parking Standards require for properties of 4 or more bedrooms - 3 spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling. It is noted that the snug could easily be converted into a 5th bedroom. The property is in a prime location within Leek Town Centre, residents can walk or cycle to access public amenities, shops, cafes, restaurants and public transport.

The previous commercial use generated traffic from commercial deliveries, employees and customers vehicles. The change of use to residential may cause a reduction in trip generation, commercial deliveries and customers visits will cease.

Given the properties (sustainable) location, accessibility to nearby shops and other services and transport links, I do not believe the lack of car parking provision is a material consideration for this application and therefore I have no objection (DET/2024/0058).

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