



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:

Mrs A Cooper C/O Sammons Architectural Ltd , 10 Cawdry
 Buildings, Fountain Street, Leek, Staffordshire, ST13 6JP

Officer: Tracey Lunn

Our Reference: SMD20250035

District Reference: SMD/2025/0035

Date Received: 30-Jan-2025

Date Responded: 14-Feb-2025

Particulars of Development:

Internal and external alterations to provide 6 reconfigured flats

Location of Development:

THE HATCHERIES, The Hatcheries, Church Lane, LEEK, ST13 5ET

Recommendation Summary: Acceptance

Site Visit Conducted on: 10-Feb-2025

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Church Lane/Mount Pleasant within 43 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Church Lane/Mount Pleasant within Leek Town Centre. Church Lane/Mount Pleasant is an unclassified road (Road No. D1292) and is subject to a 30-mph speed limit. The section of Church Lane fronting the property is a narrow, single-track carriageway with no footways, there is however streetlighting.

Description of Proposal;

Internal and external alterations to provide 6 reconfigured flats.

Comments on Information Submitted;

The proposal is for internal and external alterations to The Hatcheries to provide 6 reconfigured flats. Currently the building has 5 flats the proposed alterations will create 6 flats.

Currently the Lower ground floor consists of 2 flats - 1 x 2 bedroom and 1 x 1 bedroom and the upper ground floor consists of 3 flats – 2 x 1 bedroom and 1 x 2 bedrooms.

The proposed changes to the lower ground floor will increase from 2 flats to 3 flats – 1 x 1 bedroom and 2 x 2 bedrooms and the upper ground floor will retain 3 flats however they will increase to 1 x 3 bedrooms and 2 x 2 bedrooms.

The overall number of bedrooms across the whole property has increased from 7 to 12 bedrooms this includes the study in Unit 1 as this could easily be converted and used as a bedroom.

Parking Standards state: 1 space per dwelling, plus 1 per 4 dwellings for visitors, where possible within the curtilage of the original dwelling. Where conversions provide for more than 2 bedrooms per unit, parking requirements will be based on merits of the proposed development.

9 spaces would be required to meet with the Parking Standards,

No detail or plan of parking spaces has been provided with the application. However, it was noted at the site visit that there are approximately 10 parking spaces marked out in a parking area. The area of land is within the red outline plan.

The property has the benefit of being in a prime location within Leek Town Centre where residents may walk or cycle to access public amenities, shops, cafes, restaurants and public transport.

The proposal does not have a detrimental impact on the adopted highway I therefore have no objection (SMD/2025/0035).

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