



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

Applicant:

Application Type: Listed Building

Officer:

Our Reference: SMD20250021

District Reference: SMD/2025/0021

Date Received: 21-Feb-2025

Date Responded: 13-Mar-2025

Particulars of Development:

Listed Building Consent for the conversion to 17 Apartments.

Location of Development:

WELL STREET MILL, Well Street Mill, Well Street, LEEK, ST13 6JU

Recommendation Summary: Additional Information

Site Visit Conducted on: 12-Mar-2025

Additional Information is required:

1. Application states that 6 parking spaces will be provided. There is no drawing showing how these will be laid out. Updated drawing required. Application form makes no mention of parking for vehicles. Design and Access statement states that currently the site has no parking area which does not appear to be correct. Clarification required.
2. Application states that existing access will be used. There are two accesses. Which one is to be used and what is proposed for the other access? This should be clearly shown on a drawing.
3. Application proposes to provide cycle storage for each dwelling. Submitted drawing shows a cycle shelter. This is unlikely to be secure enough to encourage bike owners to risk storing bikes. Secure cycle storage needs to be provided. This could be a room within the building which is most likely to be secure and give cycle owners confidence to store their bikes. Alternatively, a more substantial enclosed shelter with lockable gates/doors/shutters.
4. Application form states that there will be 10 cycle spaces. Transport Statement states in para 6.3 that there will be cycle parking provided at a ratio of 1 space per dwelling. This equates to 17 spaces. Clarification and location and layout (on a drawing) is required .
5. Application form states that the application does not involve the loss of any non residential floorspace. This cannot be correct as the premise of the application is conversion of a former mill. For comparison purposes, GFA of the former industrial use should be provided.

NOTES TO PLANNING OFFICER

Application is to convert an existing former mill into apartments.

West Street Mill is a large building on a constrained site. Most of the site is taken up by the building with a small courtyard area available for parking. Transport Statement (TS) states that 6 parking spaces are to be provided, but this is not reflected in the application form and there is no drawing showing these

spaces. TS states that parking spaces will be available for lease. Is there to be a mechanism to ensure that occupants must own and retain ownership of a vehicle to retain a parking space lease?

6 parking spaces for 17 apartments is low. However the site is sustainably located just outside Leek town centre with bus stops and bus interchange nearby. Public car parks are also available nearby. It may be appropriate for parking permits for public car parks to made available for purchase by car owners?

There is no comparison in the TS of parking demand for the existing industrial planning use and parking demand for the proposed residential use. GFA of the former use should be stated in the application. However, the mill is existing and has very limited parking for the existing use. Whatever use the building is put to, parking will be very limited. No additional parking can be provided within the curtilage. Any purchasers of the apartments will be aware that parking is limited and the apartments do not come with a guaranteed parking space.

Cycle parking is proposed, but currently consists of a shelter and bike racks. This does not constitute secure cycle parking. This needs to be reconsidered and improved.

Access is not shown on any plan. TS para 6.2 states that the existing vehicular access on the eastern boudary will be used. There are two vehicular access close to each other. What is proposed for the second access?

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