



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 Andrew Choy on Yu Andrew Yu Property Acorn Close ,
Manchester , UK , M19 2HS

Officer: David Plant

Our Reference: SMD20240509V2

District Reference: SMD/2024/0509

Date Received: 27-Mar-2025

Date Responded: 03-Apr-2025

Particulars of Development:

Proposed Change of Use of use/conversion of un-occupied first and second floor accommodation into 9 residential units.

Revised information received on 27-03-2025

Location of Development:

The Old Court House High Street, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Apr-2025

1. No part of the development permitted by this consent shall be occupied until a revised and updated Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall thereafter be appended to and implemented in accordance with the terms of S106 agreement.

REASON

To comply with NPPF Paragraph 109; 115, 117; to comply with SMDC Local Plan Policy T1 and T2; to encourage alternative modes of transport.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This form X is issued on the understanding that the developer enters into a S106 agreement to provide Travel Plan Sum of £3000 and to establish, monitor and govern the travel plan.

NOTES TO PLANNING OFFICER

Application is to convert upper floors to flats.

This form X is in response to the revised information received 27th March 2025.

Revised Travel Plan was not submitted. Highways response remains unchanged.

No parking is proposed with the development. However, none is available for the current or previous uses and this would be the case for whatever use the building is put to.

Proposal will no doubt increase demand for residential parking. However, this is a highly sustainable town centre location. Public parking is widely available close by. Bus services are available in Leek. Bus station is only approx 700m away. It may be appropriate to consider residents parking area or permits for nearby car parks.

Travel Plan has been submitted with the application. This is positive for the development. SCC Smarter Travel have considered the TP and require a number of minor alterations and additional information:

- Free bus taster tickets should be provided to new residents.
- How many bikes can be accommodated in the proposed cycle storage? How is access controlled?
- The method of survey mentions car park surveys, we would like to know more detail about this as the development does not provide any car parking – are the surveys to see if there are issues with parking on the highway?
- We would like to see a high response rate achieved to the annual surveys, so that some robust data is provided, we would suggest above 80%.
- The suggested target of 54% car driver modal split seems high considering no parking is provided at this development, we are happy to discuss this with the Travel Plan Coordinator once baseline data has been provided.
- The Travel Plan Coordinator should make contact with smarter.travel@staffordshire.gov.uk on appointment.

Travel Plan should be updated in accordance with SCC Smarter Travel requirements and submitted and agreed at the earliest opportunity. The required amendments are minor. It would be preferable for the revised TP to be submitted, agreed during planning stage and appended to the S106 agreement. Travel Plan sum and the Travel Plan itself shall be secured and governed under S106 agreement.

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