



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:

MS IZZY ROBINSON BO-BELLES KIDS LTD 7C, 7c,
 Stanley Street, LEEK, ST13 5HG

Officer: Tracey Lunn

Our Reference: SMD20250109

District Reference: SMD/2025/0109

Date Received: 27-Mar-2025

Date Responded: 04-Apr-2025

Particulars of Development:

Proposed change of use from drinking establishment to retail.

Location of Development:

STANLEYS BAR, BIRCH HOUSE 23-25, Birch House 23-25, St. Edward Street, LEEK, ST13 5DR

Recommendation Summary: Acceptance

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.

There is a no waiting at any time restriction fronting the property on St Edward Street. South of the property there is a restriction limiting parking to 30 mins every day from 8am until 6pm is present on both sides of St Edward Street.

Description of Proposal;

Proposed change of use from drinking establishment to retail.

Comments on Information Submitted;

The proposal is for a change of use from a drinking establishment to retail within Leek Town Centre.

The previous commercial use generated traffic, parking for staff and customers and deliveries, and will continue take place following the change of use. The duration of customer visits may reduce due to the change given that customers tend to stay longer to socialise at a drinking establishment.

The proposal for the change of use is considered not to cause a detrimental effect on the highway. I have no objection (SMD/2025/0109).

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

