



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:

Piper Boats Ltd C/O Hewitt & Carr Architects, Daisybank House, 17-19 Leek Road, Cheadle, Stoke-on-Trent, ST10 1JE

Officer:

Our Reference: SMD20250183

District Reference: SMD/2025/0183

Date Received: 13-May-2025

Date Responded: 29-May-2025

Particulars of Development:

Proposed single-storey parts store extension to existing commercial unit.

Location of Development:

Unit 2a, Prospect Way, Victoria Business Park, Knypersley, ST8 7PL

Recommendation Summary: Conditional

Site Visit Conducted on: 28-May-2025

1. The development hereby permitted shall not be brought into use until the 28 space parking area have been cleared and provided in accordance with the approved plans. The parking area shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASON

To comply with NPPF paragraph 116; to comply with SMDC Local Plan Policy DC1 and appendix 2 Parking Standards; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for an extension to provide a parts store.

The application form states that there are 5 existing and proposed parking spaces. However, the submitted drawing clearly shows 28 spaces within the red line. SMDC parking standards require 35 spaces for the existing and proposed development in total. There is space in the centre of the yard area that could be used to provide additional parking spaces. At the time of my site visit there was a large boat on a trailer positioned just inside the access which would likely require a turning/manoeuvring area which may be prevented by additional bays.

There were a large number of vehicles parked on the carriageway of Prospect Way. While these are not necessarily connected with the site subject of this application, it is not appropriate to provide a significantly reduced number of parking spaces.

Application form should be revised to show the existing 28 spaces. These should be cleared of stored materials and retained for the parking of vehicles. Condition recommended above is intended to provide a reasonable number of spaces for the size of the total development.

Description refers to Unit 2a but red line includes 2a and 2b. Parking is based on the buildings within the red line.

Current records show that there were no Personal Injury Collisions on Prospect Way within 50m either side of the site access in the previous five years

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