



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:
 Lancaster House, Sherwood Rise, Nottingham ,
 NG7 6JE

Officer:

Our Reference: SMD20250021V3

District Reference: SMD/2025/0021

Date Received: 15-Sep-2025

Date Responded: 24-Sep-2025

Particulars of Development:
 Site conversion to 17 apartments

Location of Development:
 WELL STREET MILL, Well Street Mill, Well Street, LEEK, ST13 6JU

Recommendation Summary: Conditional

Site Visit Conducted on: 17-Sep-2025

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

2. Before the proposed development is brought into use, the secure cycle parking shall be provided in accordance with the approved drawing and of adequate size to accommodate 1 cycle per apartment. The secure cycle parking shall thereafter be retained and maintained securely for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 115 and 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

2. To encourage alternative forms of transport.

NOTES TO PLANNING OFFICER

Application is to convert a former mill into apartments.

Revised details have been submitted.

Careful examination of drawing A108 shows that the western access to the site is now stated as 'Pedestrian Access'.

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. A drawing has now been submitted showing the six 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 be made available for purchase by car owners?

It is unfortunate that there is no comparison in the TS of parking demand for the existing industrial planning use and parking demand for the proposed residential use which would be beneficial for the application. GFA of the former use would also be helpful. However, the fact remains that the mill building 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. Drawing has been submitted showing a polycarbonate shelter with a gate. This is more secure than the original proposal appeared to be. 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. Revised details have been submitted showing a cycle shelter but this does not show layout or number of spaces. Clarification and layout (on a drawing) has still not been provided, but the requirement for the shelter to accommodate 17 cycle spaces as proposed in the TS is recommended as a condition in the interests of progressing the application .

Current records show that there were no Personal Injury Collisions within 50m either side of the property access in the previous five years.

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