



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:

Thistlewood Properties c/o Edgeplan Ltd, 7, Charlotte Street, Manchester, M1 4DZ

Officer: David Plant

Our Reference: SMD20250375

District Reference: SMD/2025/0375

Date Received: 09-Sep-2025

Date Responded: 26-Sep-2025

Particulars of Development:

Erection of 'Drive Thru' Coffee Shop (Use Class E) with a loading area, car parking, 'drive thru' lane, hard and soft landscaping; and other associated works

Location of Development:

Land off , Broad Street , Leek , Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Sep-2025

CONDITIONS:

1. The development hereby permitted shall not be brought into use until the widened access to the site within the limits of the public highway has been completed.
2. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access made redundant as a consequence of the development, to footway with full height kerb, which shall include the access crossing between the site and carriageway edge, have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.
3. 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.
4. Before the proposed development is brought into use details of highway works comprising relocation of the ADS sign; widening of the site access; provision of 'KEEP CLEAR' markings at the access have been first submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with, but subject to technical approval of, the approved drawings before the proposed development is brought into use.
5. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor, connected to a surface water outfall, has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

ALL To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan Policy DC1, T3; in the interest of highway safety.

2. To avoid a proliferation of redundant access crossings.

4. To provide a safe and usable pedestrian route.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The conditions requiring highway works - relocation of direction sign; widening of access; 'KEEP CLEAR' markings; permanent closure of redundant access; alteration to double yellow lines - shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process as soon as possible and well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

Conditions can be discharged on confirmation of commencement of highway works agreement process.

NOTES TO PLANNING OFFICER

Previous approvals SMD/2022/0189 for 2 Class e/Sui Generis units and SMD/2010/0628 for 554m² inc A1 food use and A5. Site was formerly a petrol filling station. There is a long standing history of commercial use and approvals on this site.

Site is in town centre location and is sustainable.

There is an existing site access on the frontage which will be made redundant by this proposal. This will need to be permanently closed at the channel line with full height kerbs and the crossing reinstated as footway under works agreement with Staffordshire County Council Highways.

Application proposes to use the access as consented under SMD/2022/0189.

A large direction sign is shown in the proposed radius footway of the access which will obstruct the footway. This will need to be relocated under works agreement with Staffordshire County Council Highways.

A BT Box, currently in the footway will be in the proposed access. This will likely need to be strengthened in accordance with BT requirements. BT should be contacted prior to works taking place. At the time of my site visit, vehicles were queuing back from the Broad Street traffic signals across the site access point. KEEP CLEAR marking is recommended to keep the access clear and avoid adverse impact on the free flow of traffic from Broad Street traffic signals.

Highways Technical Note acknowledges that parking provision is slightly below standards. However, site is still in town centre location in a highly sustainable location. LPA should satisfy themselves that there is still adequate parking to meet their requirements.

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