

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: COU

Application Number: SMD/2025/0398

Officer: Tracey Lunn

Date Received: 11/09/2025

Date: 01/10/2025

Particulars of Development: Conversion of first and second floors to create three, one bedroomed flats and two storey side extension

Location of Development: 14 Market Place, Leek

Acceptance

Personal Injury Collisions;

Current records show that there no Personal Injury Collisions (PIC) on Market Place/Stanley Street within 43 metres of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Market Place/Stanley Street within Leek Town Centre. Market Place and Stanley Street are D classification roads (Road No. D1287) and are pedestrianised. There is a one-way traffic order along Stanley Street onto St. Edward Street, travelling in a westerly direction.

The property due to its location within Leek town centre has access to all the facilities expected within a town centre. Leek bus station is within walking distance of the property. There is a public carpark directly to the rear of the property.

Description of Proposal;

Conversion of first and second floors to create three, one bedroomed flats and a 2-storey side extension.

Comments on Information Submitted;

The proposal is for a change of use from retail into 3 x 1-bedroom flats. A 2-storey extension to the side elevation is also proposed.

The existing retail unit at ground floor level will remain as retail use. The first and second floors of the property are be converted into flats that will each consist of a living/kitchen area, bathroom and 1 bedroom.

The proposed extension to the rear of the property will provide a new internal staircase to the proposed apartments provided at first and second floor level.

It is noted that no car parking spaces are to be provided for the flats and there is no sufficient land within the site to provide any. However, the property is in a prime location and within Leek

Town Centre where residents can walk or cycle to access public amenities, shops, cafes, restaurants, and various transport links. Access to public car parks is also within walking distance.

Given the site's central (sustainable) location, its accessibility to nearby services and facilities, which include good public transport links, I do not believe the lack of car parking provision is a material consideration for this application and therefore have no objection (application number SMD/2025/0398).

Commissioner for the Built County
On behalf of the County Council
As Highway Authority