

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2025/0378

Officer:

Date Received: 11/09/2025

Date: 01/10/2025

Particulars of Development: Erection of vehicle maintenance, office and storage building and associated works (part-retrospective)

Location of Development: Mount Garage, Leek Road, Cellarhead

Conditional

Site Visit; 01/10/2025

Personal Injury Records;

Current records show that there was 1 Personal Injury Collision on Leek Road within 43 and 215 metres of the site between 31/12/2020 and 30/12/2023.

Background;

The site is located on Leek Road (Road No. A0520) an A classified road with a speed limit of 30 mph. There is a system of streetlights and a footway along this section of Leek Road opposite to the site.

Leek Road is a primary route running from Stoke on Trent to Leek. There are speed cameras along the route with 1 speed camera on the section of Leek Road fronting the site.

The site has 2 vehicular accesses onto Leek Road. There is a fuel station serving the public, to the rear of the fuel station is the main site (Shirley's Transport Ltd).

Previous Applications;

SMD/2012/0609 - Erection of replacement maintenance garage, facilities, stores, and offices and change of use of land for vehicle parking – Conditioned by the Highway Authority, Approved by Staffordshire Moorlands District Council.

Proposal;

Erection of vehicle maintenance, office and storage building and associated works (part-retrospective).

Comment;

The application is for the construction, part retrospective, of a portal frame building. The building will consist of a vehicular maintenance area, ancillary office, and storerooms, and will be constructed on land to the rear of Mount Garage, Leek Road, Cellarhead.

Previous application SMD/2012/0609 was granted for the erection of a vehicle maintenance building on the site, with ancillary storage and offices, along with the change of use of land at the southern end of the site for use for vehicle parking. The Planning Statement states that (under section 1.3) the works to enlarge the vehicle parking area have been undertaken in accordance with the permission. Submitted Block Plan Ref 1945-2 identifies the vehicle parking.

This application (SMD/2025/0378) the site of the building has been changed, and it is now proposed to construct the building to the south of the existing body shop and spray booth (shown on submitted Block Plan Ref 1945-2). The proposed building will occupy a footprint of 604m² (stated within the application form - total gross new internal floorspace proposed (including changes of use) (square metres) 604), smaller than the previously proposed building which was to occupy a footprint of 1424m² ground floor with a first floor of 195m² (stated within the DESIGN AND ACCESS STATEMENT submitted under SMD/2012/0609).

Access to the site will be via the current access off the A0520. It is noted within the Planning Statement (under section 5.26) that access will remain unaltered by this proposal. However, it was noted at the site visit that conditions set under SMD/2012/0609 with regard to the access onto the A0520 do not appear to have been carried out. It was noted that the forecourt access has several construction joints and is generally showing early signs of distress and there is evidence of vehicles overrunning the kerb and verge of the western radius of the eastern access. As stated in Highways previous response this is a wide access and there should be adequate space for HCV's to exit without overrunning the kerb and damaging the verge.

The proposal will not have a detrimental impact on the adopted highway. I have no objection to the proposal (SMD/2025/0378) subject to the following conditions.

Before the proposed development is brought into use the eastern access and part of the forecourt used by HCVs shall be resurfaced in a bound material.

Before the proposed development is brought into use, details of measures to prevent the overrunning of the kerb and verge on the western radius of the eastern access shall be first submitted to and approved in writing by the local planning authority. The measures shall thereafter be implemented in accordance with the approved plans and retained for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety and to protect the structure of the highway.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Condition 2 above would require a 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 major.minorworks@staffordshire.gov.uk. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>

NOTE TO PLANNING OFFICER

Conditions under set under SMD/2012/0609 do not appear to have been carried out. It was noted at the site visit that the forecourt access has several construction joints and is generally showing early signs of distress and there is evidence of vehicles overrunning the kerb and verge of the western radius of the eastern access. As stated in Highways previous response this is a wide access and there should be adequate space for HCV's to exit without overrunning the kerb and damaging the verge. Condition 2 is intended to draw the applicant's attention to this and provide a solution to this problem.

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