

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: DET/2025/0039

Officer: Tracey Lunn

Date Received: 08/10/2025

Date: 22/10/2025

Particulars of Development: Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Proposed conversion of former hair salon unit into a one-bedroom residential dwelling.

Location of Development: 1 Cellarhead Road, Cellarhead

Acceptance

Site Visit Carried Out on 21/10/2025

Personal Injury Collisions;

Current records show that there was 1 Personal Injury Collision at the crossroads (Cellarhead Road/Kingsley Road and Leek Road) between 31/12/2020 and 30/12/2023.

Background;

The property is located on Cellarhead Road (A52) at its junction with Leek Road (A520). Cellarhead Road junctions with Leek Road which forms a crossroads with Kingsley Road. All are A classified roads which are subject to a 30-mph speed limit and have streetlighting and footways. The crossroad is signal controlled and there are 4 crossing points on (Cellarhead Road/Leek Road/Kingsley Road).

The property is the end property of a row of residential terraced properties. The properties have direct frontage onto Cellarhead Road and have off-street parking to the rear off Leek Road.

Description of Proposal;

Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Proposed conversion of former hair salon unit into a one-bedroom residential dwelling.

Comments on Information Submitted;

The proposal is for a change of use from a commercial property into a 1-bedroom dwelling. The dwelling will have a living room, kitchen, shower, and bedroom.

Having visited the application site, it would appear the property was historically a residential dwelling. However, there appears to be no planning history for a change of use from residential to use class E. The proposal would revert the building to domestic use.

Submitted plan GNC/25/175/1 Block Plan identifies shared parking to rear as existing.

I have no objection to the proposal (application number DET/2025/0039) subject to the following conditioned.

The parking as identified on plan GNC/25/175/1 Block Plan shall be retained as parking for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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