
From: planningcomments@staffs Moorlands.gov.uk
Sent: 04 November 2025 21:47
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0375 Site Address: Land off Broad Street Leek Staffordshire Comments by:
Mrs Jane Moulder

From:
30 King Street

Leek
Staffordshire
ST135NW

Phone: [REDACTED]

Email: [REDACTED]

Submission: Neither

Comments: I am a local resident, living in King Street, which is opposite the proposed site. I would dearly love to see this site developed as it is an eyesore on a major approach road to Leek and it has been awaiting development for at least 20 years.

However, I have concerns about the proposals as outlined and do not consider that a drive through coffee shop is appropriate for the location which is very close to a major junction (crossroads with traffic lights). Starbucks is a well known and popular brand and will no doubt attract a large number and regular clientele - it's going to be busy, especially, knowing the way things are going these days, with the drive through facility being particularly attractive. A car park for 18 cars also denotes, for what is a relatively restricted site, that they expect good trade. But being this close to a very busy junction and main road with many HGVs passing through, I foresee significant potential traffic issues caused by queuing (if the drive through is busy/slow), cars manoeuvring, turning in and out, etc.

If the car park is full - where are customers going to park? King Street is the obvious choice as everywhere else (being on a busy road junction) is already very tight on parking being a residential street which is already busy with local traders and shoppers using it for free all day/evening parking. As a resident I would hate to see this situation made worse. If people do park in King Street, people busy crossing to and fro to dash for coffees also adds to the risk of potential accidents.

Car parking on the proposed site is no doubt for customers. Is there a provision for staff car parking? I could see no mention of it and I doubt Starbucks would want valuable customer parking utilised by staff. No staffing numbers are mentioned but if, for example, it's up to 10 on any shift - where will they park? See my point above - King Street, already busy, is the obvious choice.

I could not see what the proposed business hours are going to be. I am concerned about the fact that it may stay open late and am wondering about the noise/traffic impact that will have on what is, essentially, a residential area. Again traffic and parking concerns.

My concerns are not NIMBYISM and I don't want them to be seen as such! As I said, the site is crying out for development but a busy, popular takeaway on a small site, next to a busy road junction, opposite an already crowded residential road, is not the best option for it. I'm sure other people will comment that, like McDonalds, the Macclesfield Road area is a far more appropriate location for this type of business.

Thank you for considering my comments!

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