



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:

Mr Gareth McKay GMHD Developments Ltd C/O Staffs
 Fitness Unit 1, Staffs Industrial estate, Alan Alfred Avenue,
 Stoke-on-Trent, Staffordshire, ST4 2LY

Officer: David Plant

Our Reference: SMD20250173V2

District Reference: SMD/2025/0173

Date Received: 06-Feb-2026

Date Responded: 09-Feb-2026

Particulars of Development:

Proposed residential re-development of the former Blakemore and Chell Site, New Street, Leek, ST13 6EB

ADDITIONAL INFORMATION

Location of Development:

BLAKEMORE AND CHELL, Blakemore And Chell, New Street, LEEK, ST13 6EB

Recommendation Summary: Conditional

Site Visit Conducted on: 28-Jan-2026

1. The development hereby permitted shall not be brought into use until details of the 2.4mx43m visibility splays in both directions at the Stockwell Street access and 2.0mx43m to the south at the New Street access and 2.4mx43m to the south at the Vicarage Road access have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

2. The Stockwell Street access shall be entry only.

3. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site accesses in New Street made redundant as a consequence of the development, to footway with full height kerb, which shall include the access crossings between the site and carriageway edge, have been first submitted to and approved in writing by the local planning authority. The existing site accesses 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.

4. 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.

5. The development hereby permitted shall not be brought into use until details of highway works broadly comprising junctions to provide access; protection to existing street lighting column; 'one way' signage as appropriate at New Street have been submitted and approved in writing by the Local Planning Authority. The works shall thereafter be constructed in accordance with, but subject to technical approval of the approved details.

REASONS

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

3. To avoid a proliferation of over long and redundant vehicular access crossings.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The construction of the residential accesses; reinstatement of redundant access crossings; protection of street lighting column and provision of 'one way' or similar signage 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 (highway.agreements@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>
Highways Agreements - Staffordshire County Council

Conditions can be discharged on proof of submission of application for works agreement.

The lighting column in the access will need to be relocated by SCC PFI contractor Eon. It may be that adjacent columns will also need to be relocated to provide adequate street lighting coverage. This will be at the developers expense and extent of works should be established at an early stage. This will need to be done by SCC PFI contractor Eon. Please contact lightingforstaffordshire@eonenergy.com or Staffordshireccworks@eon-uk.com or highways@staffordshire.gov.uk or 0300 111 8000.

The works required for the proposed internal road network which are to remain private will require approval under Section 7 of the Staffordshire Act 1983. This Form X does not constitute a detailed design check. The applicant is requested to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. It will, therefore, be necessary for maintenance/ management arrangements for the private internal layout to be submitted to the Highway Authority with a view to securing an exemption under Section 219 of the Highways Act 1980. Although the road layout will not be to adoptable standards, the roadways within the site will still need to be constructed to be 'fit for purpose'.

NOTES TO PLANNING OFFICER

Application is for redevelopment of the former Blakemore and Chell site for residential.

Application site is just outside Leek Town centre in a sustainable location. The amenities of Leek are close by including bus station, supermarkets, doctors surgeries. Site had a former commercial/industrial use and is a brownfield site. Proposal will remove large delivery vehicles from the network that were once associated with the Blakemore and Chell operation.

There are existing accesses off Stockwell Street, New Street and Vicarage Road which will be rationalised and improved to accommodate residential use. These improvements will require agreement from Staffordshire County Council. Details of works agreement application are included above. This should be applied for at the earliest opportunity as they can take some time.

There are existing access crossings in New Street which will become redundant as a result of this application. These will need to be reinstated as footway with full height kerbs. These are not clear on the existing drawings and should be included in the works agreement referred to above.

There is an existing lighting column in New Street which will be very close to the proposed residential access. This may require protection or relocation. This should also be included in the works agreement should protection be required. If the lighting column requires relocation, contact details for SCC lighting contractor are included above.

Highways initially recommended refusal of the the proposal. Subsequent to that, revised details were submitted and constructive discussions held between Highways and TTC which resolved the issues.

The internal access roads will remain private. Steps should be taken to ensure the future maintenance of the roads and the proposed footpath link from New Street to Vicarage Road Car park.

Current records show that there were no Personal Injury Collisions on New Street, Stockwell Street or Vicarage Road within 43m either side of the respective site accesses in the previous five years.

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