



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:

J. Harrison F W Harrison Commercials Ltd. FW HARRISON
 COMMERCIALS LTD HOLME FARM GREEN LANE
 CLIFTON, ASHBOURNE DE6 2BL

Officer: Nawaz Malik

Our Reference: SMD20260161

District Reference: SMD/2026/0161

Date Received: 07-Apr-2026

Date Responded: 17-Apr-2026

Particulars of Development:

Change of use of cellar and partial ground floor, with associated alterations to form flat

Location of Development:

19-21, 19-21, St. Edward Street, LEEK, ST13 5DR

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Apr-2026

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on St Edwards Street within either side of the property accesses for the previous five years.

Background

St Edwards Street is a classified road (Road No. A520) with a speed limit of 30 mph. St Edwards Street has footways on either side of the carriageway. The road is lit.

Description of Proposal

Change of use of cellar and partial ground floor, with associated alterations to form flat.

Comment on Information submitted

The proposal will create additional bedrooms therefore would generally require further car parking spaces within the site. However, the site is in a sustainable location and within town centre. So is acceptable.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 Secure, covered and safe cycle parking facilities shall be provided within the site prior to the first occupation of the development in accordance with a scheme that has first been submitted to, and approved in writing by, the Local Planning Authority. The approved facilities shall be retained in perpetuity.

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