



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 & Mrs Georgiou Broadway Fish Bar 215, Ash Bank Road, WERRINGTON, ST2 9EE

Officer: Tracey Lunn

Our Reference: SMD20260305

District Reference: SMD/2026/0305

Date Received: 06-Jul-2026

Date Responded: 20-Jul-2026

Particulars of Development:

Retrospective application for external staircase for access to flat

Location of Development:

215, Ash Bank Road, WERRINGTON, ST2 9EE

Recommendation Summary: Acceptance

Site Visit Conducted on: 21-Apr-2026

Background;

The property is located on Ash Bank Road (Road No. A0052). Ash Bank Road is an A classified road and forms part of the primary route network connecting Stoke on Trent to Ashbourne. The road is subject to a 40mph speed limit and benefits from footways and streetlights.

There is a prohibition of waiting (no parking at any time) on both sides of Ash Bank Road fronting the property.

The property comprises a ground-floor commercial unit in use as Ash Bank Fish Bar (Broadway Fish Bar), with a residential flat above. The site benefits from off highway parking positioned to the front of the building, accessed directly from Ash Bank Road.

Previous Application/s;

SMD/2026/0154 - Retrospective Application For External Staircase For Access To Flat – Acceptance – Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal;

Retrospective application for external staircase for access to flat.

Comments on Information Submitted;

This is a retrospective planning application for an external staircase installed to provide a separate access to the residential flat located above Ash Bank Fish Bar (Broadway Fish Bar), as previously submitted under application SMD/2026/0154, but with the addition of an obscure-glazed screen enclosure to the landing area.

The obscure-glazed screen is intended to enclose the landing area. The staircase is located to the rear elevation of the building and does not adversely affect the existing parking arrangements serving either the fish bar or the residential flat.

Having reviewed the amended proposal, I consider that the development would not result in any highway safety or parking implications. I have no objection to the application (SMD/2026/0305).

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