

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2026/0255

Officer: Tracey Lunn

Date Received: 06/07/2026

Date: 23/07/2026

Particulars of Development: Conversion of communal lounge to 2 extra care units (C2) and change of use of part of commercial building to communal lounge.

Location of Development: THE OLD BOWLING GREEN, LEEK ROAD, CELLARHEAD

Conditional

Most recent site visit carried out on 22/07/2026

Personal Injury Collisions:

Current records show that there was 1 personal injury collision (PIC) on Leek Road junction with Kingsley Road and Cellarhead Road within 50 metres of the property access between 01/12/2020 and 30/12/2023. Although all PICs are regrettable, the collision does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background:

The development site is located on Leek Road and has access connections to Kingsley Road. The site was formerly used as a bowling green and contains existing buildings which have historically been used as a public house and, more recently, a health salon.

Application SMD/2023/0496 was previously submitted for the construction of 9 extra care units with care (C2) and associated communal lounge and office facilities.

Previous Application;

SMD/2023/0496 - Construction of 9 extra care units (C2), communal lounge/office and associated works – Conditioned by the Highway Authority – Approved by Staffordshire Moorlands District Council.

SMD/2023/0021 - Permission In Principle (PIP) for the construction of up to 9 residential units with care (C2), communal lounge/office and associated works – Acceptable to Highway Authority.

Description of Proposal.

Conversion of communal lounge to 2 extra care units (C2) and change of use of part of commercial building to communal lounge.

Comments on Information Submitted:

The proposal is for the conversion of a previously approved (under application SMD/2023/0496) communal lounge and office facility. The original proposal comprised of the construction of 9 extra care units (Use Class C2) together with a separate building containing a communal lounge, 2 offices, toilets, kitchen, storeroom and parking provision for 4 vehicles.

Under the current proposal, this building would be converted into 2 no. 2-bedroom residential units. Drawing No. 26-102-12 demonstrates that 2 off-street parking spaces would be provided for each of the proposed dwellings. This is in accordance with Staffordshire Moorlands Parking Standards for a dwelling or up to 3 bedrooms.

Staffordshire Moorlands Parking Standards which state; Detached/Semi-detached property of up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space) for residents and visitors.

In addition, the ground floor of an existing commercial building is proposed to be converted from its former salon and kitchen use into a replacement communal lounge facility serving the development.

Submitted DRG NO. 26-102-12 shows parking for 4 vehicles for the proposed communal lounge.

Pedestrian Access

Pedestrian access to the proposed residential units and communal lounge will be via the footways (off A520 Leek Road and off the A52 Kingsley Road into the development) proposed and dealt with under SMD/2023/0496.

Vehicular Access

Vehicular access to the proposed residential units and communal lounge will be via the existing access off Leek Road (A520) (access dealt with under SMD/2023/0496).

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0255) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking and turning areas (residential units and communal lounge) have been provided in accordance with the approved DRG NO. 26-102-12. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

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

Note to Planning Officer:

Vehicular and pedestrian access has been dealt with under planning application SMD/2023/0496.

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