

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**9<sup>th</sup> September 2025**

**Agenda Item 8**

**Application Ref. 25/00345/DEEM3**

**Car Park, Meadows Road, Kidsgrove**

Since the publication of the main agenda report, an updated site layout plan has been received amending the size of the disabled parking to accord with requirements of the Highway Authority (HA).

The applicant has also provided additional information which is summarised as follows:

*The need for additional enterprise space was originally identified in the Kidsgrove Town Deal Investment Plan developed in 2020. Since then, subsequent studies including the Staffordshire County Council study into the Supply and Demand of enterprise units (June 2021) have confirmed that demand remains.*

*The County Council has, in 2025, confirmed that it remains appropriate to rely on this study as demand for units at this size remains stable.*

*The Borough Council's Property Team has confirmed that there is sustained demand for units of this size and type. They have provided CoStar data from August 2025, splitting out the 0 – 500 sqft unit size unit availability.*

*The Borough Council has also received positive feedback from a local commercial agent that confirmed that units of this type would be very lettable in the Kidsgrove area.*

*Consultation with key stakeholders has been via the Kidsgrove Town Deal Board. This Board is made up of stakeholders with an interest in the local area, members include all 3 tiers of Local Government, the local MP, local business representatives, Go Kidsgrove and voluntary sector representatives. The Board resolved to take forward this proposal.*

Further comments of the HA have confirmed that the disabled parking, along with the bus stop details and proposed footway are acceptable.

One additional neighbour objection has also been received, suggesting that the money associated with the scheme would be better spent on improvements to the town centre.

Officer's comments

The additional comments provided by the HA have addressed the outstanding highway matters referred to in the report.

The additional supporting information from the applicant adds further weight to the conclusions in the officer report that there is a clear need for this type of development, having undertaken the necessary consultation with key stakeholders.

The recommendation remains as set out in the main agenda report.