

## Burnett, James

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**From:** Planning Comments (SMDC)  
**Subject:** FW: High Street SMD/2016/0412

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**From:** Patrick Redmond [<mailto:patrick.redmond@ctdarchitects.co.uk>]  
**Sent:** 18 April 2017 11:54  
**To:** Jane Curley  
**Cc:** 'Adam Bailey'  
**Subject:** RE: High Street SMD/2016/0412

Hi Jane

The recent ownership history of the site is as follows;

Historic use as Peppers Garage and Petrol Station up to its closure in 1988 and then became a Quick Fit Tyre and Exhaust Centre until its closure in 2003.

Vacant for approx 6 to 12 months

Moorlands Housing purchased the site on 26th April 2004 and their plans were to use the site for housing and it was probably them that demolished the existing Garage / Tyre and Exhaust Repair Centre

Vacant for approx 12 years.

The applicant subsequently purchased the vacant and already cleared site in March 2016.

The site has remained vacant and not used for employment or housing use in the past 12 – 13 years or more. To our knowledge the site has not been marketed for employment use as it was always intended to be developed by Moorlands Housing for residential use.

The site was marketed in 2016 by Butters John Bee Agents in Stoke on Trent acting for Moorlands Housing and was sold to our client at Auction. It attained market value and limited interest in any other use other than the prospect of it being developed as housing land.

We believe this long term derelict and abandoned town centre brownfield site is afforded appropriate land use status for residential / mixed use as stated in Leek Town Centre Master Plan SPG and current and emerging local plan policy housing allocations.

This is all the information we have on the past ownership and marketing of the site.

We trust this is sufficient for your report.

Regards,  
Patrick

Patrick Redmond | Director  
for and on behalf of ctd architects



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**From:** Jane Curley [<mailto:jane.curley@staffs Moorlands.gov.uk>]  
**Sent:** 13 April 2017 12:23  
**To:** 'patrick.redmond@ctdarchitects.co.uk' <[patrick.redmond@ctdarchitects.co.uk](mailto:patrick.redmond@ctdarchitects.co.uk)>  
**Subject:** High Street SMD/2016/0412

Hi Patrick

At one of our earlier meetings I advised of Policy E2 which seeks to protect existing employment sites such as this . I think you said that the site had been on the market – can you confirm that please and let me have any details of interest shown, length of time on market etc to help me?

Jane

Jane Curley (Mrs)  
Senior Planning Officer  
01538 395400 ext 4124  
Mobile 07794 768397

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