

Mr B. Haywood
Operations Manager Developoment Services
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 8HQ

6th May 2021

Dear Sir,

**Re: Alledged Breach of Planning Control at Mill Street Garage, 115 Mill Street, Leek, Staffs.
For Mr J. Radcliffe. Your Ref SMC/2021/00072**

Following my client's receipt of a letter from your Enforcement Officer Julie Howard with regards to the above site dated 16th April 2021, I can confirm that I have been engaged by my Client to produced the necessary documentation to lodge a retrospective Planning Applications for Alterations to the Commercial Garage.

The building as a Commercial Garage and Workshop has been in existence since 1963 when used by a Mr F. Wright which was passed on to his son when the property continued to be used as a Commercial Garage. I understand this family business was still operating in 2019 when the land and buildings were purchased by Mr Radcliffe.

Mr Radcliffe a retired mechanic saw the business premises as an opportunity to redevelop the site with a new purpose made Garage and Workshop, which could eventually be a place for his son-in-law also a mechanic to operate from. Unfortunately, as circumstances have changed in the past 12 month, the so-in-law's employer has decided to sell their business leaving the family with a dilemma and rather than completely replacing the building they decided to upgrade the building in order to facilitate a more appropriate modern working environment.

The drawings provided illustrates the needs of lifting of the roof line to allow the installation of a vehicle lift, details of which can be seen in the drawings section of the building. The lift replacing the traditional garage pits which by regulations have become obsolete. The upgrading / refurbishment work would also see a new toilet and mess room. With regards to the external finishes as the roof as had to be replaced and walls being a combination of brickwork and blockwork the proposal is to clad the external walls with profiled plastic-coated profiled steel sheets. The roofing finish to be insulated plastic coated profiled steel sheeting. To complete the upgrading of external finishes the proposal would also see the replacement of the two original timber doors with a single electrically operated plastic-

coated steel roller shutter door, simplifying vehicle manoeuvres entering and leaving the workshop area.

The proposal initially is that Mr Radcliffe's son-in-law will be the single operator from the premises that is until he has established himself and obviously time is now of the essence in that without these premises being available and operational, he is soon to be effectively redundant. I therefore ask that this matter is resolved and that retrospective permission is granted without undue delay allowing the refurbishment to be completed and business ready to operate.

If your Case Officer is any doubt about any aspect of the work undertaken to date, I would welcome a call to discuss and hopefully resolve.

Kindest regards,

Philip Plant MCIAT
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