

Our Ref: CV/PG/04C001479
Your Ref: SMD/2014/0750



13 August 2021

Mrs Jane Curly
Senior Planning Officer (Majors & Commercial)
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Dear Jane

**PROPOSED MIXED-USE DEVELOPMENT ON LAND OFF SUNNYHILLS ROAD, CORNHILL, LEEK:
RESERVED MATTERS APPLICATION FOR EMPLOYMENT ZONE**

On behalf of our client, the Casey Group Limited ('the Applicant'), please find enclosed a reserved matters application relating to the employment zone which forms part of the Cornhill Regeneration Project in Leek.

Background

The Cornhill Regeneration Project involves the redevelopment of the former concrete batching plant on land off Sunnyhills Road in Leek for up to 175 residential units, employment and tourism uses.

On 17th August 2015, outline planning permission (ref. SMD/2014/0750), reserving all matters for future approval except for access, was granted for the development. The approved description was as follows:

'Demolition of former industrial buildings and redevelopment of site comprising: residential (Use Class C3 up to 175 dwellings) with associated open space, play areas and cycle links; live/work units 2,000m², employment (Use Class B1c and B2 up to 1,847m² gross including mezzanine); tourism and leisure uses including a marina / basin and associated boating facilities (up to 20 berths), railway station with associated heritage/railway activities building including tourist/local needs retail unit (Use Class D2/A1 up to 394m² gross); public house / restaurant (Use Class A3 / A4 up to 340m²) and associated car parking and servicing; reserve land for future highway including associated landscaping.'

On 8th August 2019, a reserved matters application was submitted pursuant to this outline consent seeking detailed approval for the layout and landscaping of the employment zone in the northern part of the scheme (ref. SMD/2019/0502). During the determination of the application, the

landscaping proposals were withdrawn. A reserved matters approval covering layout only was subsequently granted on 15th November 2019.

The purpose of this reserved matters application is to seek approval for all outstanding detail matters in respect of the employment zone, namely the scale, appearance and landscaping of the development.

Reserved Matters Submission

The reserved matters application seeks permission for the following development:

'Reserved matters application for approval of appearance, landscaping, and scale to provide: Class E(g)(iii) Industrial processes / B2 general industrial development pursuant to outline planning permission SMD/2014/0750.'

The submission comprises the following documents:

- Completed application forms;
- Application drawings (including red-edged site location plan); and
- Landscaping Strategy.

Payment of the requisite application fee (£462) is being made directly to the Council by the Applicant. The full fee was paid at the submission of the first reserved matters application (SMD/2019/0502).

This reserved matters application is being submitted in parallel with the following applications relating to the Cornhill Regeneration Project:

- A section 73 minor material amendment application to vary and delete several conditions attached to the outline planning permission (ref. SMD/2014/0750), including varying the approved access drawings so that they are consistent with the proposed layout of the overall scheme; and
- A reserved matters application which seeks detailed approval for all parts of the overall scheme except for the employment zone.

This reserved matters application for the employment zone (as with the reserved matters application relating to the overall scheme) is being submitted pursuant to outline permission ref. SMD/2014/0750 as proposed to be amended by the above section 73 application (i.e. as opposed to being submitted pursuant to the outline permission in its current, approved form). That is to say that the detailed design proposals which form the basis of the reserved matters application for the overall scheme take account of the changes to the access arrangements and other minor amendments that are being proposed as part of the section 73 application. It is therefore acknowledged that the section 73 application would need to be approved, and a fresh outline planning permission granted, before this reserved matters application could be permitted.

I look forward to receiving your confirmation that the application has been received and validated, however if you have any queries or require any further information in the meantime, please do not hesitate to contact me.



Yours sincerely

A handwritten signature in blue ink, appearing to read 'P Grant'.

Philip Grant

Associate Director

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For and on behalf of Avison Young (UK) Limited