



**STAFFORDSHIRE**  
*moorlands*  
 DISTRICT COUNCIL  
 ACHIEVING • EXCELLENCE

**Staffordshire Moorlands District Council**  
 Moorlands House, Stockwell Street, Leek  
 Staffordshire Moorlands, ST13 6HQ  
 Telephone: 0845 605 3013  
[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

|                |                                            |
|----------------|--------------------------------------------|
| Number         | <input type="text"/>                       |
| Suffix         | <input type="text"/>                       |
| Property Name  | <input type="text" value="Buttermarket"/>  |
| Address Line 1 | <input type="text" value="Market Place"/>  |
| Address Line 2 | <input type="text"/>                       |
| Address Line 3 | <input type="text" value="Staffordshire"/> |
| Town/city      | <input type="text" value="Leek"/>          |
| Postcode       | <input type="text" value="ST13 5HH"/>      |

Description of site location must be completed if postcode is not known:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="398433"/> | <input type="text" value="356550"/> |

Description

## Applicant Details

### Name/Company

Title

Ms

First name

Lorraine

Surname

Wright

Company Name

High Peak Borough Council and Staffordshire Moorlands District Council

### Address

Address line 1

Moorlands House

Address line 2

Stockwell Street

Address line 3

Town/City

Leek

County

Country

United Kingdom

Postcode

ST13 6HQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

1126.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Refurbishment and alteration of Leek Butter Market and Trestle Market, comprising of installation of photovoltaic panels to south facing roof pitch, new surfacing to the Derby Street alleyway, installation of Air Source Heat Pumps on the north facing elevation, installation of louvre vents to side walls of the Trestle Market and replacement roof coverings and windows to the Trestle Market roof.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

## Existing Use

Please describe the current use of the site

Commercial, indoor market

Is the site currently vacant?

- ☐ Yes  
☒ No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- ☐ Yes  
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes  
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes  
☒ No

## Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes  
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Roof

**Existing materials and finishes:**

Cement base imitation slate tile

**Proposed materials and finishes:**

Natural blue slate

**Type:**

Windows

**Existing materials and finishes:**

Metal framed patent glazed rooflight. Timber framed casement window

**Proposed materials and finishes:**

Aluminium, powder coated frame single glazed rooflight. Aluminium casement window with powder coated frame, grey

**Type:**

Doors

**Existing materials and finishes:**

Aluminium framed glazed automatic concertina entrance doors, green/white

**Proposed materials and finishes:**

Aluminium framed glazed automatic sliding doors, grey

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

None.

**Proposed materials and finishes:**

Timber painted 'hit & mis' 1.8m high fence to enclose air source heat pumps.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Concrete block paving

**Proposed materials and finishes:**

Stone paving and setts, together with granite setts - to match existing Derby Street public realm.

**Type:**

Lighting

**Existing materials and finishes:**

None.

**Proposed materials and finishes:**

Illuminated handrail to Derby Street alleyway

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

LMH-AHR-00-00-DR-A-00-05-001 - OS Plan  
LMH-AHR-00-00-DR-A-00-05-002 - Block Plan  
LMH-AHR-00-00-DR-A-00-90-001 - Site Plan  
LMH-AHR-00-00-DR-A-00-90-002 - Existing Derby Street Landscape Plan  
LMH-AHR-00-00-DR-A-00-90-003 - Proposed Derby Street Landscape Plan and Details  
LMH-AHR-00-00-DR-A-00-20-001 - Existing Ground Floor Plan - Overall  
LMH-AHR-00-00-DR-A-00-20-002 - Proposed Ground Floor Plan - Butter Market  
LMH-AHR-00-00-DR-A-00-20-003 - Proposed Ground Floor Plan - Trestle Market  
LMH-AHR-00-00-DR-A-00-20-005 - Existing and Proposed Roof Plan - Butter Market  
LMH-AHR-00-00-DR-A-00-20-006 - Existing and Proposed Roof Plan - Trestle Market  
LMH-AHR-00-ZZ-DR-A-00-20-001 - Existing Elevations  
LMH-AHR-00-ZZ-DR-A-00-20-003 - Proposed Elevations  
LMH-AHR-00-ZZ-DR-A-00-20-004 - Existing Sections - Trestle Market  
LMH-AHR-00-ZZ-DR-A-00-20-006 - Proposed Sections - Trestle Market  
LMH-AHR-00-ZZ-DR-A-00-20-007 - Existing Sections - Butter Market  
LMH-AHR-00-ZZ-DR-A-00-20-008 - Proposed Sections - Butter Market  
LMH-AHR-00-XX-RP-A-A3-002 - Design and Access Statement  
A30111-JPR-XX-EX-DR-E-0080 - ASHP and AC Detail Layout  
Vertex Photovoltaic Panel Data Sheet  
ASHP Product Data Sheet  
M5418 - Noise Impact Assessment

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes  
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes  
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes  
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes  
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes  
☒ No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes  
☒ No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes  
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes  
☒ No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes  
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes  
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes  
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system  
☐ Existing water course  
☐ Soakaway  
☒ Main sewer  
☐ Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

New domestic waste will be connected to existing drainage located in the Derby Street alleyway

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Existing bin store will be utilised

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Existing recycling arrangements will be maintained, i.e. separate containers for general waste and cardboard

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes  
☒ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes  
☒ No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes  
☒ No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes  
☐ No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

1

Part-time

20

Total full-time equivalent

32.80

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1

Part-time

26

Total full-time equivalent

36.30

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes  
☒ No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes  
☒ No

Is the proposal for a waste management development?

- ☐ Yes  
☒ No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes  
☒ No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

N/A

Date (must be pre-application submission)

27/09/2023

Details of the pre-application advice received

Design information has been circulated together with a narrative regarding the proposed works. The elements of works that were deemed to require consent were confirmed as the installation of solar panels, re-surfacing works, installation of air source heat pumps, installation of louvres to the side walls of building and replacement of roof coverings, windows and doors.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes  
☐ No

If yes, please provide details of their name, role, and how they are related:

\*\*\*\*\* REDACTED \*\*\*\*\*

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes  
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes  
☒ No

## Certificate Of Ownership - Certificate A

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\***

**\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

- ☐ The Applicant  
☒ The Agent

Title

Mr

First Name

Jamie

Surname

Wildgoose

Declaration Date

29/09/2023

☒ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jamie Wildgoose

Date

03/10/2023