

From: [Curley, Jane](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: Planning Application SMD/2023/0497 Refurbishment and alteration of Leek Butter Market and Trestle Market
Date: 13 December 2023 09:43:51
Attachments: [20231207 Buttrmarket planning.pdf](#)

Jane Curley Senior Planning Officer (Majors and Commercial)

Planning

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From: Chris Taylor

Sent: Friday, December 8, 2023 9:55 PM

To: Curley, Jane

Subject: Planning Application SMD/2023/0497 Refurbishment and alteration of Leek Butter Market and Trestle Market

FAO Jane Curley

SMDC Planning Department

Dear Jane Curley

Planning Application SMD/2023/0497: Refurbishment and alteration of Leek Butter Market and Trestle Market, Leek, Staffordshire, ST13 5HH. Consultation response.

I would like to submit the following observations on the above SMDC planning application proposals. The Council's receipt of Levelling Up Funding provides a unique opportunity for the Council to provide a number of much needed improvements which are not addressed in this application.

The Application

The application says the development addresses design and accessibility considerations for the Leek Butter Market and Trestle Market redevelopment project. It will ensure that the redevelopment is designed to be accessible to all members of the community with access to all parts of the building and will facilitate the independent opening of the Butter Market and Trestle Market spaces, and improve the sustainability of the buildings and facilities.

It states Leek Market buildings, site layout and surroundings have been analysed in their relationship with neighbouring buildings and open spaces and transport links.

The buildings will serve both food and beverage sales, as well as retail trade, and it's regarded as imperative that the facility can efficiently accommodate commercial activities while also providing exceptional spaces for leisure and hospitality purposes.

The primary accessibility goal is to ensure inclusivity, accommodating those of diverse abilities and ages, promoting equality and preventing discrimination, in line with the Equality Act 2010. It is stated the development delivers accessible routes within, and the approaches leading to, the building.

Signage and wayfinding will enhance comprehension, instil confidence, and reduce stress and alleviate confusion. The signage will guide individuals along suitable routes.

The Design and Access statement notes that accessible public toilets are available elsewhere, in Silk Street Car Park, and will continue to be utilised for this project due to space constraints – although no further reference is made to these important public facilities.

Suggested Improvements not addressed in this Application

The redevelopment should include extending the alleyway from Derby Street, the heart of the Town, to the public toilets, following the most direct route (remove the current fish-stall and store behind). See attached OS Plan.

This will improve the functionality of the Town and meet the requirements of the Equality Act. (I was recently approached by a visitor to Leek, an older man who was desperate to find the public toilets, he was visibly stressed and anxious – I explained the circuitous route via Derby Street, left at Market street, and left again at Silk Street). The lack of signage, and direct routes from key areas of the town centre, particularly for visitors, is clearly a shortcoming.

This single alteration will:

Provide a direct link from Derby Street, the heart of the Town, to Silk Street Car Park - and through to Stockwell Street, and the Council's offices and Leek College.

Provide independent access to the Butter Market and Trestle Market from both Derby Street and Silk Street CarPark,

The alteration will place Silk Street Carpark at the centre of the Town, with direct links to the main shopping area in Derby Street, and via Stockwell Street to the Council's offices, car park and college. This in turn will generate improved footfall, and make the carpark attractive for occasional alternative uses, including commercial sales, cultural and other events.

It is suggested that Silk Street Carpark would be better named "Silk Square" to reflect its wider range of functions.

The alteration will improve the general functionality, commercial viability, and attraction of the Town for townspeople and visitors to the Town, and help provide improved access and accessibility to all facilities and areas in the heart of the Town, for those protected under the Equality Act 2010.

I hope these comments will be taken into account in shaping the Council's redevelopment proposals for the Markets area and wider town-centre.

I would be grateful if you would acknowledge receipt of this email.

Kind regards, Chris

Chris Taylor

Clerk Bank House, Clerk Bank, Leek. Staffordshire. ST13 5HE.

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