

DELEGATED DECISION REPORT

SMD/2025/0128
Valid 21/03/2025

MARKOVITZ LTD
BARNFIELDS CLOSE
LEEK

EXTENSION TO FORM
DISPLAY SHOWROOM

(FULL - MINOR)

MAIN ISSUES

The principle of the proposal
The impact on the character and amenities of the area.

DESCRIPTION OF SITE

The site is within the Development Boundary of Leek and lies a short distance to the south-west of the town centre on the edge of an industrial estate. It comprises a warehouse and large adjacent yard area occupied by a Building and Plumbing company. It occupies the whole of the west side of the Barnfields Close cul-de-sac on the industrial estate and the large Morrisons supermarket building is opposite on the east side. The Morrisons car park is immediately to the north of the site to the other side of the turning head at the end of the cul-de-sac. A B&M retail store lies to the west of the site.

PROPOSAL

This is a full planning application for a single-storey extension to the warehouse building on the north side of the building and which would occupy an existing yard used for the display purposes for the company (the area was vacant at the time of the site visit but Streetview images show it has been used to display timber summer house type structures sold by the company). The display area is enclosed by metal mesh fencing alongside the road turning head and this would be retained. It would be used as an extension to the existing showroom inside the existing warehouse building. It would have a footprint of 9.6 x 8.1 metres. Two of the walls would be finished with yellow brick with corrugated metal above and the third wall would be finished entirely with corrugated metal. There would be a low dual pitch roof also with corrugated metal cladding. The brick and metal materials would match the existing materials of the warehouse. The north-facing wall of the extension would have wide bi-folds to allow access into the outdoor display area which would be reduced in size. There would be wide fully glazed sliding doors on the east elevation.

The application includes a Planning, Design and Access Statement.

A Construction and Environmental Method Statement (CEMP) with accompanying drawing/plan was submitted on 02.06.25.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

SS5 Leek Area Strategy
E1 New Employment Development
DC1 Design Considerations

National Planning Policy Framework (NPPF) (Feb 2025)

Sections 6 (Economy), 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS**Publicity**

Site Notice expiry date: 14.5.25
Neighbour consultation period ends: 14.5.25.
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Local Highways Authority

No objection subject to a condition requiring the provision of the parking and turning area before occupation and its retention.

Environmental Health

No objection subject to standard conditions relating to small-scale industrial related development at existing industrial premises.

No objection to the CEMP submitted on 02.06.25.

OFFICER COMMENTS

The proposal which looks to expand employment use floorspace to improve the business, would be in line with Policies SS5, the Leek Strategy, and E1. The proposal would provide an expanded showroom to display products of the business. There is an existing showroom. The extension would not be immediately accessible to the public as the perimeter fencing would be retained. This area is used for display and showroom purposes presumably as it visually prominent from the

Morrisons Car Park where there is significant footfall from the supermarket customers. A condition can be applied preventing any sales/retail from the proposed development.

The extension would be relatively small in relation to the scale of the warehouse and its lower height and much smaller dimensions, together with its siting, projecting of an existing wall, would lead it to appear subservient to the main building. It would also have matching brick and corrugated metal cladding materials and so would harmonise with the main building and would not harm the character and appearance of the area. It would also be a considerable distance from the nearest residential property and so would not harm residential amenity.

The proposal is not linked to the expansion of the actual business as the forms state the numbers employed will remain the same. Therefore there would be no significant increase in vehicular movements and therefore no impact on highway safety.

There is no requirement for Biodiversity Net Gain as the extension would occupy an area of sealed hardstanding yard area which is not deemed to be a potential habitat.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in principle and would not be harmful to the visual or residential amenities of the area. The proposal would therefore comply with Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 9.6.25

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council