



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: DEMOLITION

Applicant:

Mr Nigel Docksey C/O Rob Duncan Planning Consultancy
Ltd St Mary's Old School , Minster Pool Walk , Lichfield ,
WS13 6QT

Officer: David Plant

Our Reference: SMD20250028DET

District Reference: DET/2025/0028

Date Received: 17-Jul-2025

Date Responded: 31-Jul-2025

Particulars of Development:

Application to determine if prior approval is required for the demolition of single storey industrial building

Location of Development:

Unit 5 , Leekbrook Industrial Estate , Leekbrook , Leek , Staffordshire , ST13 7AP

Recommendation Summary: Acceptance

Site Visit Conducted on: 30-Jul-2025

NOTES TO PLANNING OFFICER

Application is to demolish an industrial building.

Site outside of the building appears to be used for parking of HGVs and trailers.

Access is off Leekbrook Industrial Estate which is off A520 - part of the primary route network. Visibility is good but could be improved by maintenance of vegetation on the site frontage towards Leek.

Site has an existing commercial/industrial use.

Access is unaffected by the proposal.

Current records show that there was 1 personal injury collisions (PIC) on A520 Leek Road within 120metres either side of the proposal in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority