

DELEGATED DECISION REPORT

DET/2025/0028
Valid 14/07/2025

**UNIT 5
LEEKBROOK INDUSTRIAL
ESTATE
LEEKBROOK
LEEK**

**APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR THE DEMOLITION OF SINGLE
STOREY INDUSTRIAL BUILDING**

(DEMOLITION DETERMINATION)

MAIN ISSUES

- Whether the application complies with the provisions of the GPDO.
- Whether or not the method of demolition of the buildings applied for and any proposed restoration of the site is acceptable.

DESCRIPTION OF SITE

A triangular-shaped parcel of land containing a detached, single-storey, industrial unit building and large area of hardstanding. There are no significant land-level variations within the site. The plot sits at the junction of Brook Way and the A520 (Cheddleton to Leek Road). The site is used as parking space and at the time of the site visit contained a number of cars and HGV's.

PROPOSAL

To demolish the existing industrial building and utilise the existing concrete base of the building as hardstanding. The application is made under the provisions of Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

04/00429/FUL	Erection of a warehouse. Approved.
02/01144/FUL	Siting of 2 portacabins. Withdrawn.
01/01209/FUL	Single storey show room. Approved.
00/01114/FUL	New boundary security fence. Approved.
88/01215/OLD	Temporary siting of 2 office/canteen buildings. Approved.
83/11855/OLDDC	Extension to existing building. Approved.
79/06849/OLDDC	Extension to existing factory. Approved.

CONSULTATIONS

Public Comments

None received.

Environmental Health

No objections subject to conditions.

Staffordshire County Council Highways

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 120 metres 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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A.

OFFICER COMMENTS

The proposal is considered again Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). The GDPO states that;

B.1 Development is not permitted by Class B if—

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

(b) the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)

(c) the building is used, or was last used, for a purpose falling within—

(i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or

(ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order;

(d) the building is used, or was last used, for the purpose of—

(i) a concert hall;

(ii) a venue for live music performance; or

(iii) a theatre or

(e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure—

(i) that is a listed building;

(ii) that is a scheduled monument;

(iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship;

(iv) within the grounds of a museum or art gallery; or

(v) within the curtilage of a dwellinghouse.

The application building does not fail parts (a) – (e) for the reasons set out as follows;

- (a) Has not been rendered unsafe/unhabitable;
- (b) Is not defined as ‘relevant demolition.’
- (c) The building is not used / was not last used as a drinking establishment;
- (d) The building is not used / was not last used as a concert hall, live music venue or theatre.
- (e) Proposal does not relate to a statue / memorial or monument.

Where the demolition does not fall within paragraph (a) ie unsafe / uninhabitable building, and is not excluded demolition the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

The applicant/developer has complied with the conditions in so far as their requirements, in that they have made an application to the LPA, have provided a written description of the works, have provided evidence of displaying a site notice, and have paid the application fee.

Demolition has the potential to result in harms such as noise, pollution, character and appearance impact, loss of heritage assets etc. This application does not relate to a heritage building, the site is not within a Conservation area and there are no dwellings adjoining the application site. There is a car repair garage, a few houses and a newsagents on the other side of the road opposite the site, so there is the potential for some noise impact. There are other industrial buildings within the Leek brook site and the application building shares an access road with other units, off the A520.

The Councils Environmental Health officer has assessed the application and is happy with the submitted scheme. In addition to the standard application form and site/location plan, the application is accompanied by a demolition method statement and a risk assessment, both of which are from J. H. Hicks Demolition. The method statement includes information such as emergency contact details, general precautions and a step by step demolition process. Recommended conditions from the Environmental Health officer include times of the day / week that noisy activities can be carried out, adherence to the submitted Demolition Method Statement, and pollution control. The application is therefore considered acceptable in terms of demolition.

The application site currently consists of the application building and a large area of hardstanding which, at the time of the officer site visit, was being used for the parking of Docksey’s HGV’s and a number of cars. In terms of site restoration, the applicant informs that the ‘existing concrete base of the building is to be retained so as to match the hard surfacing that surrounds the building.’ This proposal is acceptable, the site is covered by hardsurfacing and used for the parking of vehicles. The retention of the hard surface upon which the building currently sits, is acceptable. There are no site restoration objections.

Other matters

Whilst not a specific matter to consider within Part 11, Class B, there are no highways related objections. The County Highways officer does not object, noting that the access is unaffected by the proposal.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved, subject to the conditions recommended by the Environmental Health officer. It has been demonstrated that the proposal complies with the requirements set out within Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). The application is also considered to be acceptable in terms of demolition and site restoration.

OFFICER RECOMMENDATION : Approve.

Case Officer: Lisa Jackson

Recommendation Date: 08.08.2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council