

DELEGATED DECISION REPORT

SMD/2025/0435

Valid 20/11/2025

**LEEK TOWN FOOTBALL
CLUB MACCLESFIELD
ROAD
LEEK**

**ARCHITECTURAL WORKS ON
THE NEW TEAHUT / WC**

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the area
- Impact on the residential amenities of the area

DESCRIPTION OF SITE

The site comprises the football ground for Leek Town Football Club, “Harrison Park”, which lies on the south side of Macclesfield Road (the A523 road) in the west part of Leek. The Tennant Fine Chemicals site lies directly opposite on the other side of the main road to the north. Grace Street, a cul-de-sac with terraced houses on one side, runs along the eastern edge of the ground. Car parks and commercial units lie on the west side. Orchard Court, a cul-de-sac of modern houses lies up a slope immediately to the south of the ground. Inside the site, the main stand lies to the west side of the pitch and there is some minor spectator terracing and shelters to the north and east of the pitch. The site lies in Flood Zone 2.

The application concerns a section of the stand on the eastern side of the pitch at the far northern end of the ground. The rear of the stand backs onto Grace Street footway with a concrete wall. Grace Street, on the opposite side of the road, provides access to a row of Victorian terraced dwellings.

The mono pitch sheet roof rises steadily and modestly from the top of the block wall to a high point towards the edge of the pitch. From pitch side, a section of flat roof and the mono pitch sheet roof covers disabled toilets, turnstiles and an area of open viewing – all of which are concealed from Grace Street behind the block wall and beneath the roof covering.

The block wall on the Grace Street footway includes wooden doors that provide access to turnstiles.

PROPOSAL

The remodelling of a small section of the stands in the far northeastern corner of the grounds. Here the stands back onto Grace Street, close to the junction with Macclesfield Road, and currently provides turnstile entrance, disabled toilets, and a sheltered standing area for spectators.

This section of the stands would be reconstructed and remodelled, largely adopting the same size and shape as the existing building form, to provide improved toilet facility, a new tea room kitchen with serving hatch to the grounds, a wider turnstile entrance, and a new area of fixed seating for spectators.

From Grace Street, marginal height increase to the canopy and flat roof, and a section of rebuilt block work, would be barely perceptible as change to the external appearance of the built form.

The new toilets would be vented towards the grounds, not towards the street, and a small area marked on the plans as 'plant' would provide enclosure for electricity mains incoming.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
C2 Sport Recreation and Open Space

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

79/06938/OLDDC Erection of covered stand. APPROVED.

SMD/2004/0413 New floodlighting system (8 x 15 metre floodlights). APPROVED.

SMD/2020/0024 Replacement of existing turf football pitch with a new 3G artificial grass pitch (AGP) including new drainage system, terracing re-alignment and 8m high ball stop netting. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 11th Jan 2026
Neighbour consultation period ends: 11th Jan 2026
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Leek Town Council: No response within consultation period.

Environmental Health

No objection subject to conditions.

The applicant confirms that toilets will be vented towards the pitch and so residential properties are not predicted to be adversely impacted by noise or odours but any mechanical ventilation or extraction should be installed so as not to compromise pre-existing background sound levels. The plant room is proposed to contain pre-existing electrical infrastructure. There is no significant adverse impact predicted due to this upgrade of facilities at the football club subject to good on-site management. But we

would advise the conditions are placed on any permission granted to ensure neighbourhood amenity is not impacted by artificial light or mechanical noise.

Staffordshire County Council Highways

Works will have no effect on the highway

SCC Flood Risk Team

Areas of the application site are in flood zone 2. The application is not for major development and therefore we are not a statutory consultee.

OFFICER COMMENTS

Principle of Development

The Leek Town football ground is at the heart of the settlement and the community. Here, Local Plan area strategy policy SS5 for the market town applies.

The area strategy requires a consolidation of the role of Leek as the principal service centre and a market town and support for its regeneration. This is to be achieved by, inter alia, protecting, increasing and improving the provision of community, sport and recreational facilities; and, promoting Leek's special character and heritage to strengthen its role as a visitor destination by enhancing buildings of cultural importance.

Additionally, complementary Local Plan policy C2 'Sport, Recreation and Open Space' supports the provision of high quality recreational open space by implementing and supporting schemes that will protect, provide and improve the quantity, quality and accessibility of outdoor sports.

In all of these regards, Local Plan policy provides support for development that would improve the facility and experience of spectators and visitors to the town football ground.

Design and Impact on Character and Appearance of the Area

Local Plan Design policy DC1 requires that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character of the area. In particular, new development should incorporate materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place.

The design approach here is to work with, and replicate, the existing functional building form of the stands and to rebuild using matching block facing out to Grace Street. The form of the mono pitch canopy roof and flat roof section would be replaced, with marginal height increase to the canopy roof and an increased width of intersecting flat roof to the side.

From Grace Street changes to the appearance of the building form would be barely perceptible and overall there would be no impact or change to the character and appearance of the area. There would be no conflict with policy DC1 of the Local Plan in those regards.

Impact on Residential Amenity

The back edge of the stands in this location are in close proximity to the dwellings on Grace Street that line the opposite side of the road. There is potential for construction work and the use of the development to create noise, disturbance and odours that have an impact on the amenity and living conditions of these residents.

The proposed development would see the improvement of existing facility, there is already toilet provision, spectator area, and turnstile entrance in this location. None of this facility is to be a new introduction to this location.

Local Plan policy DC1 requires development to protect the amenity of the area, including residential amenity, in terms of preventing or limiting noise, odour and light pollution.

It is confirmed that the toilets would be vented toward the pitch and a reference to plant on the submitted plans is limited to the enclosure of existing mains electrical infrastructure. The Environmental Health officer is satisfied that with that clarification and suggests suitable conditions.

Already an area used by spectators to enter the grounds through turnstile and to watch the match, improvements to their facilities should not increase noise on match day or during a game.

The development therefore, would not have an unacceptable impact on the amenity and living conditions of near residents and there would be no conflict with Local Plan policy DC1 in those regards.

CONCLUSION / PLANNING BALANCE

Acceptable enhancement of community and sports facilities in the centre of the Leek Town settlement. Local Plan policy supports such development and there would be no adverse impact on the character and appearance of the area or the amenity of residential neighbours.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 15th January 2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council