Leek Town Council Planning Committee MINUTES Tuesday 27th October 2026, at 9.45am Leek Town Council office, ST13 6DH

		1. Present: Chair: Cllr. Sue Webster, Vice-Chair Cllr. Paul Powner, Cllr Dee Young, Cllr. Derek Hilyer and Cllr Matt Swindlehurst Minutes: D Wheat **2. Apologies: None received** **3. Declarations of Disclosable Pecuniary Interests, other interests and Dispensation requests:** Cllr Matt Swindelhurst non-pecuniary interest – Wilsons of Warslow item, as some advice has been requested from Cllr Swindlehurst. **4. Planning Notices: The Planning documents can be viewed at https://www.staffsmoorlands.gov.uk/article/568/Search-and-track-planning-applications**				
SMD/2026/0414	Wilsons of Warslow 36B (Staffordshire Wildlife Trust) DERBY STREET LEEK	Change of use to Drinking Establishment (sui generis) and replacement advertisement board	14/10/2026	02/11/2026	Support Keeping Derby St shops full and keeping the High Street economy in a good position
SMD/2026/0422	Hollinhay Mollatts Wood Road Leek	Proposed replacement garage with gym	16/10/2026	04/11/2026	No objection Not un-neighbourly
SMD/2026/0428	88 Windrush Cottage NEWCASTLE ROAD LEEK	Proposed single story rear extension to form garden room with balcony extension over linking to upper garden	16/10/2026	09/11/2026	No objection Not-unneighbourly
SMD/2026/0433	Land Rear Of 82 To 96 JUNCTION ROAD, LEEK	Outline Planning Permission with All Matters Reserved for a single new build dwelling	16/10/2026	19/11/2026	No objection Not-un-neighbourly
SMD/2026/0360 (listed building consent) **SMD/2026/0359** (main application)	JD Wetherspoon 2 THE GREEN DRAGON ST EDWARD STREET LEEK	Listed Building consent for: STAFF ROOM: - Convert existing store room at first floor into new staff room and female change and toilet facilities. Reconfigured by introducing stud partitions. - New sanitary ware, furniture and staff room items introduced. - New lighting introduced - new spotlights and BL LED - All staff areas to receive new plastered wall finishes with white emulsion paint, new and existing doors to be decorated, new and existing skirting boards to be decorated, floor finishes to be replaced with Altro wood safety flooring.	28/10/2026	24/11/2026	No objection , however the comment about noise from the condenser should be addressed.

		- New suspended grid ceiling to be installed. - Existing floor to be levelled on pedestal system – preserving the floor boards beneath. - New HVAC and condenser as located on plans STORE TO BASEMENT : - New racking to basement store to be installed STAFF FACILITIES TO EXISTING STAFF ROOM - Existing staff facilities to be amended to new male toilet and change. - New sanitary ware, furniture and staff room items introduced. - New lighting introduced - new spotlights and BL LED. - All staff areas to receive new plastered wall finishes with white emulsion paint, new and existing doors to be decorated, new and existing skirting boards to be decorated, floor finishes to be replaced with Altro wood safety flooring. - New suspended grid ceiling to be installed.			
SMD/2026/0475	Croda Europe Ltd CRODA CHEMICALS EUROPE LTD Barnfield Road Leek	The proposed development comprises of a new attenuation area to contain firewater discharged during a fire event on site, with additional external storage which will facilitate the site, and will play a vital role in the manufacture and production of Active Pharmaceutical Ingredients. The proposed development is designed and coordinated to sit adjacent to the proposed Fire Water Storage Tank (Ref. SMD/2026/0362) and will provide additional storage capacity to assist with the emergency response requirements across the site	4/11/2026	8/12/2026	Move item to the November meeting
Planning Appeal SMD/2026/0311	50 Knivden Lane, Leek	Construction of a raised terrace in the rear garden, also the application of a rendered finish to the rear and part side walls of the property.	Refused on 19/08/2026		Comments submitted originally stated the issues which were the reason for refusal. No further comments to add.

SMD/2026/0326	Padwick Farm, Ipstones	Request for support from Ipstones Parish Council regarding a Wind Farm development in Bradnop	Currently on an extended decision date		Ipstones Parish Councils concerns are reflected in the SMDC report that a detailed Environmental Impact statement is required. Leek Town Council Planning Committee note that the schedule of errors as identified in the SMDC report should be corrected and a revised application submitted addressing these matters.
PRE-PLANNING CONSULTATION	HIGHFIELD STUD FARM, DALE CRETE ABBEY GREEN LANE, STAFFORDSHIRE, ST13 8SA	PROPOSED UPGRADE TO EXISTING BASE STATION INSTALLATION AT: (CS 12187531)			No objection other than to echo the statement from the environmental health office that noise must be kept to a minimum.

Meeting ended 10:25am