



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: FULL

Applicant:

Croda Chemicals Europe Ltd Staffordshire, ST13 5QJ

Officer: David Plant

Our Reference: SMD20220498V2

District Reference: SMD/2022/0498/

Date Received: 23-Aug-2023

Date Responded: 24-Aug-2023

Particulars of Development:

Hybrid planning application in Barnfield Road, North of Land, on the south side of Sunnyhills Road, Leek, ST13 5QJ. Seeking 1) full permission for an Office Building and its associated car parking and easement road; and 2) outline permission for a Laboratory

Location of Development:

CRODA CHEMICALS LEEK LTD, Barnfield Road, LEEK, ST13 5QJ

Recommendation Summary: Conditional

Site Visit Conducted on: 17-Aug-2023

CONDITIONS

1. Before the proposed development is brought into use, the accesses to the two parts of the sites off Barnfields Road shall be completed.
2. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plan 8847-NDA-ST-XX-DR-A-1010D P011. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
3. The development hereby permitted shall not be brought into use until details of the 2.4mx43m visibility splays at each access (including from the proposed link road onto Barnfields Road) have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

ALL to comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

This response is issued on the understanding the developer enters into a S106 agreement:

- to provide and operate a Travel Plan and pay Travel Plan Sum of £10000.
- to safeguard land for future link road

NOTES TO PLANNING OFFICER

A revised Travel Plan has been submitted incorporating changes required by SCC Smarter Travel. This TP is approved and should be appended to the S106.

No vehicular connections from the proposed link road are now shown.

The line of the proposed link road was safeguarded under SMD/2014/0750. The same link and area should be safeguarded under this application.

Developer refers to temporary parking area on the line of the proposed link. There is no highway objection to this. Potential layout or extent of temporary parking is not shown. A potential access off Barnfields Road is already in existence.

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