**DELEGATED DECISION REPORT**

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| **NMA/2023/0019**<br>**Valid 02/08/2023** | **ESTERCHEM LTD**<br>**BROOKLANDS WAY**<br>**LEEKBROOK**<br>**LEEK** | **APPLICATION FOR A NON-MATERIAL AMENDMENT. RE: PROPOSED STORAGE BUILDING. APPROVED APPLICATION NUMBER : SMD/2021/0437**<br><br>**(NON MATERIAL AMENDMENTS)** |

## MAIN ISSUES

The impact on the character and appearance of the area.

## DESCRIPTION OF SITE

The site is at the end of a cul-de-sac on Brooklands Way on an industrial estate in Leekbrook. The site is at the east end of the road with the village to the west and open fields to the east and to the south. Another industrial site lies immediately to the north. The site is occupied by Esterchem Ltd.

## PROPOSAL

This is a Non Material Amendment application. Full planning permission was granted on appeal under a 2021 application for a long and narrow metal-sheeted mono-pitch roof industrial storage building to be placed along the northern edge of the site. The applicant wants to rotate the roof of the approved building 180 degrees so that it slopes from north to south and with a slightly higher back wall along the northern edge and slightly lower front wall which is partly open to allow access from the yard on site which lies to the south. The reason given for the alteration is to put the rainwater drainage away from the boundary side from the north to south elevation.

Amended plans were received to correct the annotation of the west, east, north and south elevations and to switch the open half of the front elevation from the east to the west part of the building to directly face the yard.

The Council must decide if the alterations can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alteration has any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general. If it is considered to have significant impact, the application would be refused and a new full planning application would be required to be submitted for the alteration to the scheme.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

**Staffs Moorlands Local Plan (adopted September 2020)**

DC1 – Design Considerations

**NPPF (Revised July 2021)**

Sections 12 (Design).

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0437: Full planning permission for the building allowed on appeal.

## CONSULTATIONS

**Publicity**

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

**Public Comments**

None.

## OFFICER COMMENTS

The changes would not result in any additional impact on the character and appearance of the area. The raise in walls height along the north boundary (to allow storm water to fall down the roof towards the application site and not the neighbouring premises), would not result in the building being overbearing when viewed from those premises.

## CONCLUSION

The proposed amendment will not cause any significant additional harm to the visual amenities of the area or lead to any other environmental harms and therefore can be treated as a Non Material Amendment to the previous approval and therefore the Non Material Amendment application can be approved.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Chris Johnston**
**Recommendation Date: 26.9.23**

X 

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**