

DELEGATED DECISION REPORT

NMA/2023/0028
Valid 24/10/2023

CRODA CHEMICALS
EUROPE LTD BARNFIELD
ROAD
LEEK

APPLICATION FOR A NON-
MATERIAL AMENDMENT IN
RELATION TO APPLICATION
SMD/2022/0621

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

The local planning authority must have regard to the effect of the change.

DESCRIPTION OF SITE

The application site comprises the southern part of the wider Croda Chemicals Europe Ltd site; located within the Barnfields Industrial Estate. The application site is located in the Development Boundary of Leek. The cattle market is to the east to the other side of a belt of mature trees.

The development location within the site would be at the south west corner on an existing area of car park which serves temporary offices (planning permission already granted to demolish the offices).

PROPOSAL

Planning permission has been granted for the erection of a new two-storey building on the existing Croda industrial site for the purposes of processing/manufacturing. The approved building to be two storey light industrial building. The new facility would deliver new supercritical CO₂ (SCCO₂) purification technology, which would sit alongside the existing Super Refining Technology and increase the portfolio of products. The process would be subject to an Environment Agency permit variation with the necessary abatement requirements, including noise and odour.

The facility used for specialist processing/manufacturing would include plant rooms, control room, and ancillary areas such as WCs and kitchen. The building would be constructed in the southwest corner of the existing Croda site, located on the existing car park that serves the temporary offices. The office building is to be demolished to make space under permission SMD/2021/0495.

The planning permission was granted subject to condition 2 that required the development to be carried out in accordance with the following approved plans:

'Site Location Plan' 2240 AL01 B
'Site Block Plan' 2240 AL02 B
'Proposed Site Plan' 2240 AL04 B
'Proposed Drainage Strategy' 2240 AL06
'General Arrangement Layout' 2240 AL07 B
'Street Elevations extg & prop' 2240 AL08 B
'Site Sections extg & prop' 2240 AL09 B

This application for changes to be approved as a non-material amendment the planning permission propose the substitution of these approved plans with revised versions:

2240 AL02 C
2240 AL04 C
2240 AL07 C
2240 AL08 C
2240 AL09 C

These revisions provide for the minor elevation alterations to the approved drawings including removing the single-storey shed to the rear and lowering the overall building height by 1.8m. This application also includes details for the proposed highway entrance closure, contained within the planning approval notice.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0621 Erection of a new two-storey building on the existing Croda industrial site for the purposes of processing/manufacturing. APPROVED.

OFFICER COMMENTS

I have given consideration to the effect of the changes having regard to the context of the overall scheme and the external appearance of the industrial site on an employment/business estate.

The minor elevation changes and a reduction in the height of the approved building would not materially affect external appearance of the site and there would be no change to the developments impacts on the amenity of the area.

No issues are raised with the removal of the small single storey shed at the rear.

It would therefore be a non-material change to the permission and there would be no material change to the impact of the development.

CONCLUSION / PLANNING BALANCE

The proposed change to the planning permission, as revised, would make a non-material change that can be approved as such.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 01/03/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council