



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

Applicant:
 Mr Mark Weston Croda Europe Ltd. Croda Europe Ltd,
 Barnfield Road, Staffordshire, Leek, Staffordshire, ST13
 5QJ

Application Type: RESERVED MATTERS

Officer: David Plant

Our Reference: SMD20260167

District Reference: SMD/2026/0167

Date Received: 17-Apr-2026

Date Responded: 28-May-2026

Particulars of Development:

This application seeks approval of the reserved matters relating to layout, scale, appearance, access and landscaping for the proposed development previously granted outline planning permission.

Location of Development:

CRODA CHEMICALS EUROPE LTD Barnfield Road, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Apr-2026

CONDITIONS

1. 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 plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

REASON

To comply with NPPF paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is reserved matters for a hybrid application SMD/2022/0498

Accesses to the site were approved under SMD/2022/0498. Red line does not connect to the highway, but blue line does and access was previously approved with visibility splays recommended as a condition.

Route of the link road is safeguarded by S106.

Principle of the development has been established.

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