

DELEGATED DECISION REPORT

NMA/2026/0013
Valid 01/06/2026

CRODA CHEMICALS
EUROPE LTD BARNFIELD
ROAD
LEEK

APPLICATION FOR NON-
MATERIAL AMENDMENT
FOLLOWING A GRANT OF
PLANNING PERMISSION
SMD/2021/0749 - MINOR
ELEVATIONAL ALTERATIONS
AND ADDITIONAL WALL
OPENINGS

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site is within the Barnfield Road Industrial Estate to the south-west of Leek Town Centre and is on the east side of the road. It is surrounded by industrial buildings but there is a strip of woodland just to the other side of the east boundary of the site.

PROPOSAL

This is a Non Material Amendment application to make external changes to a new industrial building approved under permission SMD/2021/0749.

According to the application form, the amendments are as follows:

This application seeks approval for the minor elevational alterations with the inclusion of a part-enclosure to the external south staircase and emergency fire escape, plus the addition of wall openings and penetrations to suit the associated plant and machinery within the building. The enclosure to the external south staircase is proposed to be finished with perforated sheeting, as external weather protection is required for platforms and landings above 6 meters. The external cladding to the main building is proposed to be finished in Pegasus Green; this is due to the limited colour range available in the specialist fire-rated coating required and provided by the manufacturer, with Pegasus Green representing the closest available match to the previously specified Juniper Green. The finish colour of the main roof and the external south staircase is proposed to be Goosewing Grey, with trapezoidal polycarbonate rooflights installed within the main roof. Similar to the cladding of the main building, a specialist fire-rated coating is required for the roof of the main building, which resulted in a limited colour range. As Juniper green isn't available, Goosewing grey was selected as the most suitable finish colour. In

accordance with operational and health and safety requirements on site, all external fire escape doors are to be finished in Poppy Red. All remaining windows and doors are proposed to be finished in Reseda Green, as the closest available match to the cladding finish colour, Pegasus Green.

A Covering Letter also gives more details of the amended scheme.

The reason for the amendments, according to the application form, is as follows:

This amendment is to regularise the variations following the change in site requirements, following detailed design development.

The Council must decide if the amendment can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alterations to the proposed scheme (external alterations to the approved building) would be acceptable in character and appearance terms.

If it is considered that the impacts of the amendment would be significant (result in a degree of harm) or that further consultation is required, then the Council would not consider the amendment to be non-material and would refuse the application and therefore a new full planning application or Variation of Condition application would need to be submitted for the amendments.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised December 2024)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0749: Full Planning Permission for a new four-storey building, forming part of the site's Phase-3 works.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

OFFICER COMMENTS

There are no changes to the height, or dimensions, or form of the building and the alterations are restricted to the wall and roof finishing and to the external staircase which would be partly enclosed by solid cladding materials. The colours of the walls

would be changed from Juniper Green to Pegasus Green (the shade of green is shown on the elevational drawings) and the roof to a goosewing grey which is a common colour of metal cladding on storage buildings.

The alterations would not result in any harm to the overall appearance of the buildings and would not harm the overall character and appearance of the area, especially as the site is surrounded by other industrial buildings and would be well screened from roads and footpaths in the area.

CONCLUSION

The proposed amendments are very minor in nature and will not have any impact on the character and appearance of the area or the environment in general and therefore can be treated as a Non Material Amendment to the planning permission and therefore the Non Material Amendment application can be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 29.6.26

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council