

DELEGATED DECISION REPORT

SMD/2026/0167
Valid 07/04/2026

CRODA CHEMICALS
EUROPE LTD BARNFIELD
ROAD
LEEK

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.

(RESERVED MATTERS -
SMALL-SCALE MAJOR APPS)

MAIN ISSUES

The impact on the character, appearance and amenities of the area.
The impact on highway safety.

DESCRIPTION OF SITE

The site is within the development boundary of Leek, lying on an industrial estate to the south-east of the town centre. It comprises part of a wider Croda factory site which lies on the east side of Barnfield Road at the junction with Sunnyhills Road. The application site is the vacant north part of the site which comprises a large hard-standing. The south part of the property has a recently built factory/research building built under planning permission SMD/2022/0498, a “hybrid” major application which is part full application (this part applies to the new building) and part outline application for the rest of the site. There are currently three vehicular accesses into the property off Barnfield Road none of which are included in the application site. The site is surrounded by industrial buildings and structures although separated from the buildings to the east by a wide tree belt.

PROPOSAL

This is a Reserved Matters planning application for a single-storey laboratory building for Croda Chemicals, approved under outline permission SMD/2022/0498. The application seeks approval for the “Reserved Matters” which in this case are the scale, siting/layout, appearance (design) and landscaping of the development. The drawings show a flat roofed rectangular building alongside the north boundary. It would have a modern “modular” form and design with light grey, dark grey and green horizontal powder-coated aluminium cladding to match the existing building recently built under the same 2022 permission. Also within the site is 13 parking spaces served largely by a yard area outside of the red line site and connected to the north

access. The rest of the site will remain as hard-standing although soft landscaped areas are included and a further 32 parking spaces also served by the same yard immediately to the south and west of the red line application site.

An amended site plan was received which clarifies the soft landscaping and planting areas.

The central section of the property, which lies immediately to the south of the application site and which separates the site from the recently built building is reserved for a proposed new link road as part of a Section 106 Agreement attached to the 2022 permission.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised Dec 2024)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0498: Full and outline permission for development.

CONSULTATIONS

Publicity

Site Notice expiry date: 23/6/26.

Neighbour consultation period ends: 23/6/26

Press Advert: N/A.

Public Comments

None.

Town / Parish Comments

None received.

Local Highways Authority

No objection subject to condition to retain parking and turning areas.

Environmental Health

No objection.

Police Designing Out Crime Officer

Provides advice on design and measures which can be incorporated into the development to prevent the opportunities of crime and make the development safe and secure.

SCC Flood Authority

"No further comments to make".

SCC Waste & Minerals

"No comment."

OFFICER COMMENTS

The application represents the second and final phase of Croda industrial/lab development at the property. An outline permission was granted for a second building at the property and this new application merely deals with the particular scale, design, layout and landscaping of the development i.e. The Reserved Matters.

The design of the building is similar to the one recently built to the south, with a similar cladding, form and materials and is therefore acceptable.

With regard to landscaping there is some slight deviation with the full approval which shows the landscaping for the whole of the plot including the current Reserved Matters application site. The new plans show more soft landscaped areas adjacent to the frontage and adjacent to, but outside of, the Reserved Matters application site. The development approved under the full application is not complete as yet and no landscaping has been undertaken. I do not consider the "Reserved Matters" landscaping to be objectionable but if they do wish to implement the new version put forward, they would need to vary the landscaping condition attached to the full permission (which could be undertaken via a Non Material Amendment application).

With regard to highways matters and parking, the number of spaces is in line with the full approval and the local highways authority has no objection to the application.

The conditions attached to the 2022 hybrid permission do not require any further details to be submitted at the Reserved Matters stage. There are two conditions applicable to the second phase of the development. One requires drainage details to be submitted for approval before works commence on the new proposed building and the other requires the access to the new proposed building to be provided before the building is first brought into use. The access (using the existing north access) is outside of the red line application site but within the blue line marking other land within the same property.

CONCLUSION / PLANNING BALANCE

The Reserved Matters details for the second phase of development are acceptable and would not harm the appearance and amenities of the area and would not compromise highways safety. The proposed development would comply with Local Plan policy DC1 and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 7.7.26

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council