DELEGATED DECISION REPORT

NMA/2016/0025 **Valid 08/12/2016**	**BLYTHE CRICKET CLUB** **CRESSWELL LANE** **CRESSWELL**	**NON MATERIAL AMENDMENT TO 12/00766/FUL TO REPOSITION THE NEW PAVILION BUILDING ON THE SITE AND FORM ADDITIONAL VEHICLE TURNING AREA WITH 2 NO DISABLED CAR SPACES AND TO REPOSITION UNDERGROUND CESSPOOL TANK** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- The key point for consideration is whether or not the proposed amendment would materially detract from that originally approved.

OFFICER COMMENTS

This application seeks to determine that the re-positioning of the approved club house and associated hardstanding would constitute a non-material amendment to the approved scheme.

Planning approval reference 12/00766/FUL gave consent for a replacement clubhouse and associated works at Blythe Cricket Club. The application was met favourably by local residents who's comments were summarised by the case officer at the time as follows: lived in the community for over 30 ears and regard the Cricket Club as the vital centre of the community, a lot of young people have been introduced to the sport through them; fully support them in their efforts to make better use of the clubhouse; therefore have never been any instances of nuisances; attended a number of events held by the club and the weak link has always bee the clubhouse restricting the scope of their capabilities; wish the Cricket Club well and hope that we continue to be good and cooperative neighbours.

The amendment currently proposed has arisen in response to a condition of the National Lottery Grant funding obtained to facilitate the development; and requires the club to provide additional disabled car parking spaces and a vehicle turning area. This requirement has resulted in the localised re-positioning of the clubhouse.

There is no definition of what constitutes a non-material amendment and as such each case is to be considered on its own merits having regard to the site circumstances and the extent to which the change differs from that approved. In this

instance it is proposed to re-position the clubhouse to the north of its approved location. Taking account of the wider site context ie. the size of the site, the nature of the development approved, the relationship of the development to nearby properties and its impact on wider public vantage points, it is not considered that the proposed amendment would appear materially different to the approved scheme. For this reason it is considered that though the proposed amendment does push the boundaries of what could be considered acceptable under this process, taking account of the factors outlined, this application is considered to constitute a non-material amendment.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 06.07.2017

X

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council