DELEGATED DECISION REPORT

NMA/2018/0028 **Valid 13/12/2018**	**LAND SOUTH EAST OF A521 A50 BLYTHE BRIDGE BYPASS** **BLYTHE BRIDGE**	**NON MATERIAL AMENDMENT TO SMD/2017/0512** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Whether changes are materially different to the approved scheme

DESCRIPTION OF SITE

The Application Site is 5.53ha in area and forms part of a wider site controlled by St Modwen, which in turn forms a significant part of a site allocated in the adopted Development Plan (Core Strategy 2014) for employment development. The Blythe Vale Application Site is the subject of this application.

The Site is located north of the A50/south east of the A521 at Blythe Bridge, from where access will be achieved. The Application Site is south east of Blythe Bridge, located between this settlement and Forsbrook. To the north and primarily to the east of the Site, the land within the wider St Modwen control, forms land used for grazing purposes. The eastern boundary of the Site is flanked by a row of 6 detached properties located on Woodlands Lane. The rear gardens of these properties form the eastern boundary of the Site.

The Application Site comprises 6 fields in agricultural (grazing) use, with 2 former buildings known as Stone House Farm that were once associated with the use of the land for these purposes. These buildings are derelict / vacant and will be demolished as part of the proposals. The fields comprise grass, with trees and hedgerows predominantly forming the boundaries as opposed to being isolated within the fields themselves. Established tree and hedgerow boundaries in particular form the southern and western edges of the Site.

The site falls gently overall from the north and west, towards the south and east. An existing pond is present in the north east corner of the Site.

PROPOSAL

The application is for a non-material amendment to planning permission ref. SMD/2017/0512 under Section 96a of the Town and Country Planning Act 1990, in respect of development at the above site for the development of 118 dwellings (Use Class C3), new access and internal roads for vehicles, pedestrian and cycle linkages; car and cycle parking; associated play and open space, landscaping, ecological habitats; sustainable drainage measures, earthworks and all ancillary enabling works including the demolition of building and structures..

The non-material amendment sought relates to changes to dwellings on plots 111-118. The changes include a new internal specification; technology upgrades; as well as some minor elevation changes. The table below which identifies the plots affected, provides details of the elevational changes to the relevant house types, and indicates the drawings to be considered.

House type	Details/changes	Plots affected	Drawing
936 T2 (Brick)	Introduction of new slimline canopy, external facing material to change from render to brick	111, 113, 116	Housetype H3B936 T2 (Brick) Plans and Elevations (Ref. R9051-RLA-18-ZZ-DR-A-2034)
1036	Introduction of new slimline canopy, minor fenestration changes on rear elevation	112	Housetype H4B1036 Plans and Elevations (Ref. R9051-RLA-18-ZZ-DR-A-2071)
1208	Introduction of new slimline canopy, removal of small gable above first floor window on front elevation, minor fenestration changes on rear elevation	117	Housetype H4B1208 Plans and Elevations (Ref. R9051-RLA-18-ZZ-DR-A-2072)
1379	Introduction of new slimline canopy, addition of chimney	114, 115, 118	Housetype H4B1379 (Brick) Plans and Elevations (Ref. R9051-RLA-18-ZZ-DR-A-2073)

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SM.97-0216 Premium Employment Site Development 30th July 1997

03/00498/FUL_MJ Variation of Condition 2(a) (b) (ii) of SM97-0216 to extend time limit. 15th July 2003

06/00984/FUL Variation of Condition 1 attached to planning permission 03/00498/FUL_MJ dated 15th July 2003 to extend time period in which to submit reserved matters by a further 5 years to 15th July 2013. - 17th October 2006

01/00125/REM Provision of access to phase 1 development of employment site. 3rd April 2007

07/01532/REM_MJ Development of commercial site of phase 1 for Class B1 use. 29th April 2008

11/00405/REM New Planning Permission to replace extant Planning Permission 06/00984/FUL, pursuant to the original Outline Planning Permission SM.97- 0216 for a Premium Employment Site on land

adjoining A50(T), Blythe Bridge, in order to extend the time for submission of reserved matters by 5 years to the 15th July 2018 and the implementation of the planning permission by 5 years to 15th July 2021.-9th August 2011

SMD/2017/0512 Detailed Planning Application for the development of 118 dwellings (Use Class C3), new access and internal roads for vehicles, pedestrian and cycle linkages; car and cycle parking; associated play and open space, landscaping, ecological habitats; sustainable drainage measures, earthworks and all ancillary enabling works including the demolition of building and structures.' - Approved

SMD/2018/0443 Reserved matters application for the phase 2 access road and associated infrastructure including drainage to serve the road, tree removal, levels, landscaping, safeguarding area, great crested newt mitigation pursuant to planning application 11/00405/REM – Approved

CONSULTATIONS

N/A

OFFICER COMMENTS

The proposals relate to a relatively small number of dwellings (8 out of 118). The internal changes and changes to specification are not considered to be material in planning terms.

Externally changes from render to brick are acceptable, as there is brick used elsewhere within the approved scheme. It is considered that this will also improve the appearance of the dwellings. The omission of small gable features, fenestration changes and changes to porches are also minor modifications. The installation of an additional chimney will also improve the scheme.

Therefore the changes are confined to a relatively small number of plots, are minor in nature and do not raise any issues which would require consideration or consultation via a fresh planning application.

Accordingly they are considered to represent non-material minor amendments and are recommended for approval.

OFFICER RECOMMENDATION : Approve as a non-material amendment.

Case Officer: Ben Haywood
Recommendation Date: 19th February 2019

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council