STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Peter A Fuller
Peter Fuller
7 Birchendale Close
Tean
ST10 4LT

Mr and Mrs R Saunders
10 Teanhurst Road
Lower Tean
ST10 4LR

Application no: NMA/2019/0018

Determined on: 17/10/2019

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:
10 Teanhurst Road Lower Tean Staffordshire ST10 4LR

Description of Proposal:
Non material amendment in relation to SMD/2019/0193

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 19/09/2019 and plans accompanying the application numbered:

Location Plan C.1708.24.GA3
Block Plan C.1708.24.GA4
Proposed amendment to application SMD/2019/0193 revised 19 Sept 2019

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application PP-08152374 SMD/2019/0193 and that all conditions attached to that permission still apply.

Informative

The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. As the application was considered acceptable there was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework paragraph 38.

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X B.J. Haywood

Signed by: Ben Haywood

On behalf of High Peak Borough Council

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NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.

2. The application is approved in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.