STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Robert McGuinness
RLM Associates
11 Ashdale Road
Leek
Staffordshire
ST13 6QZ

Mr & Mrs Weston
Westfield Cottage
Clay Lake
Endon
ST9 9BU

Application no: NMA/2019/0031

Determined on: 21st February 2020

Town and Country Planning Act 1990 (as amended)

NON MATERIAL CHANGE TO THE PLANNING PERMISSION SMD/2019/0073

Location of Development:
Westfield Cottage, Clay Lake, Endon, Staffordshire, ST9 9BU

Description of the change:
This 'change' to the planning permission is to allow the repositioning of the access and the consequential reshaping of the parking and turning hardsurface to accord with revised drawing numbered RLM770A/3 D that was submitted with this application. The 'change' will avoid a need to relocate the electicity pylon.

In pursuance of its powers at s.96A under the above Act, the Council hereby **Approves** the non material change to the planning permission SMD/2019/0073 that is described above.

This notification of approval is not a planning permission in its own right and the development must only be carried out in accordance with the 'change' that is described above and in all other respects the description of development, the attached conditions, and referenced plans that are all relevant to the existing planning permission SMD/2019/0073 granted for development on the 15th July 2019.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

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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.