STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land at Cecilly Mill
Address line 1	Oakamoor Road
Address line 2	
Address line 3	
Town/city	Cheadle
Postcode	ST10 4QT

Description of site location must be completed if postcode is not known:

Easting (x)	401370
Northing (y)	343747

Description

2. Applicant Details

Title	Mr
First name	Chris
Surname	O'Hanlon
Company name	Bellway Homes Limited
Address line 1	1 Centurion Court
Address line 2	Centurion Way
Address line 3	Wilnecote
Town/city	Tamworth

2. Applicant Details

Country	United Kingdom
Postcode	B77 5PN

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? ◉ Yes ○ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? ○ Yes ○ No ◉ Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Outline permission with some matters reserved (except access) for residential development of up to 121 dwellings

Reference number:	SMD/2017/0660
Date of decision	15/11/2019
What was the original application type?	Outline planning permission: Some matters reserved

For the purpose of calculating fees, which of the following best describes the original application type?

○ Householder development: Development to an existing dwelling-house or development within its curtilage
◉ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment to wording of conditions 17 and 25 as follows:

Condition 17 - The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Cecilly Mill, Oakamoor Rood, Cheadle v1.1 dated 29th January 2018 and the following mitigation measures detailed within the FRA:
1. Finished floor levels of dwellings located within the Southern Section of the site as identified on figure 10 are set no lower than 156.47 m above Ordnance Datum (AOD).
2. Finished floor levels of dwellings located within the Northern Section of the site as identified on figure 10 are set no lower than 156.95 m above Ordnance Datum (AOD).
3. There shall be no dwellings or structures located within the buffer zone to the Cecilly Brook as shown on drawing reference 19116-1000V.
The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
Reason To reduce the risk of flooding to the proposed development and future occupants.

Condition 25 - The reserved matters shall make provision for a buffer zone, free from development, to either side of the Cecilly Brook, as shown on drawing reference 19116-1000V. The reserved matters shall include details of the boundary treatment, landscaping and future management of the buffer zone. The buffer zone shall thereafter be provided and maintained in perpetuity in accordance with the approved details.
Reason : In the interests of ecology.

Are you intending to substitute amended plans or drawings? ◉ Yes ○ No

If yes please complete the following

6. Non-Material Amendment(s) Sought

Old plan/drawing numbers

N/A

New plan/drawing numbers

19116-1000V

Please state why you wish to make this amendment

To enable compliance with conditions 17 and 25

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ◉ The applicant
- ○ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

07/04/2020

Details of the pre-application advice received

Confirmation of application type and proposed wording

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	08/04/2020