STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Peter Hayward
Turley
Colmore Row
BIrmingham
B3 2BJ

St Modwen Homes
c/o agent

Application no: NMA/2020/0044

Determined on: 21/04/2021

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:
Land South East Of A521 A50 Blythe Bridge Bye Pass Blythe Bridge Staffordshire

Description of Proposal:
Non-material amendment to SMD/2018/0790 Plots 17-21 and 92-98 for house type changes to Plots 17-21 and 93-95 and slight repositioning of Plots 92 and 96-98.

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 20/11/2020 and plans accompanying the application numbered:
R9051-RLA-20-ZZ-DR-A-2054 Rev A
R9051-RLA-20-ZZ-DR-A-2055 Rev A
SK306 Rev A
SK307 Rev A
1965 01 J
1965 03 I
R9051-RLA-18-XX-DR-A-2003 Rev G
R9051-RLA-18-XX-DR-A-2004 Rev D
R9051-RLA-18-XX-DR-A-2005 Rev E
R9051-RLA-18-XX-DR-A-2003 Rev G
1965 05 I.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application SMD/2018/0790 and that any conditions attached to that permission still apply.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). 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.

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

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.