



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	Consall Hall
Address line 1	Consall Lane
Address line 2	
Address line 3	
Town/city	Consall
Postcode	ST9 0AG
Description of site location must be completed if postcode is not known:	
Easting (x)	398936
Northing (y)	348748
Description	

2. Applicant Details

Title	Mr
First name	Ben
Surname	Reeves
Company name	Consall Hall Estate Limited
Address line 1	Consall Hall
Address line 2	Consall Lane
Address line 3	
Town/city	Consall

2. Applicant Details

Country

Postcode

ST9 0AG

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

CHRISTOPHER

Surname

HESKETH

Company name

CTD ARCHITECTS

Address line 1

Clerk Bank House, Clerk Bank

Address line 2

Clerk Bank

Address line 3

Town/city

LEEK

Country

United Kingdom

Postcode

ST135HE

Primary number

Secondary number

Fax number

Email

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

Proposed change of use and redevelopment of Consall Hall, Private House, Gardens and Wedding Venue to form Hospitality Venue, Wellbeing Hotel & Lodges to enhance the visitor offer and secure the long term viability of the gardens. Develop 15 low-impact, high quality, holiday lodges within the gardens combined with 10 shepherds huts and associated services. Demolish existing outbuildings and construct new enhanced wedding venue, including works to the existing walled garden. Install 21 pods to service the quest of the wedding venue and improve access, parking arrangements and traffic flow. Demolish and replace existing hall and construct new contemporary restaurant/hub building (amended design). Refurbish the existing swimming pool and changing rooms to form new spa facilities. Carry out arboricultural works to the existing gardens including tree removal, pruning and new tree planting.

5. Description of Your Proposal

Reference number: SMD/2019/0057

Date of decision 23/12/2019

What was the original application type? Full planning permission

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

Use of Existing Basement (Hall) for the purposes of beer/wine storage.

Are you intending to substitute amended plans or drawings? ☒ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

1824 AL10 Floor Plans 'as Existing'

New plan/drawing numbers

AL113 Hub Building Basement 'as Proposed'

Please state why you wish to make this amendment

The intention was to infill the existing basement with the construction of the new-build hub building, but as the construction and structural details evolved it became more practical to span across the void with a concrete beam and block floor. It therefore seemed logical to utilise the area beneath as a beer cellar.

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 Mr

First name

Surname

Reference Email Correspondance

Date (Must be pre-application submission)

11/03/2021

Details of the pre-application advice received

Email to Christopher Hesketh from Christopher Johnston dated 11/03/2021:

We have decided that as the use of the existing basement shown on the drawing, for the purposes of beer/wine storage, would be ancillary to the use

8. Pre-application Advice

approved for the hub building and would not lead to any intensification of the proposed use of the hub building, a full planning application is not required. It can be treated as Non Material Amendment to the planning permission and therefore you are requested to submit a Non Material Amendment application in order to regularise the proposed use of the basement. The decision should be made within the standard 28 days for NMA applications once submitted.

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)

27/05/2021