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Mr Alcock
C/o Agent

Application no: NMA/2021/0021

Determined on: 29/06/2021

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT REFUSAL

Location of Development:

Land Off Tenford Lane TENFORD LANE TEAN STAFFORDSHIRE ST10 4EN

Description of Proposal:

Non Material amendment following SMD/2016/0611

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 01/06/2021 and plans accompanying the application numbered 00438_AL(0)03A, for the following reasons:

- The alteration of the wording of condition 17 would mean that the condition requirements would not be met. The details secured by the condition will inform the design of the layout and landscaping of the site which are reserved matters. Therefore the condition requires the details to be submitted with the reserved matters rather than prior to commencement of development. The proposed change would mean that the reserved matters could not be properly considered and, the amendment is considered to be material.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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. A solution cannot be provided which overcomes the material

change. There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council