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 to the east of Froghall Road and north of Ayr Road and Cheltenham Avenue
Address line 1	
Address line 2	
Address line 3	
Town/city	Cheadle
Postcode	

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

Easting (x)	401284
Northing (y)	344337

Description

Land to the east of Froghall Road, Cheadle subject to planning permission reference SMD/2018/0180

2. Applicant Details

Title	Mr
First name	Sean
Surname	McBride
Company name	Persimmon Homes (North West) Ltd
Address line 1	30-34 Crofts Bank Road
Address line 2	Urmston
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	United Kingdom
Postcode	M41 0UH

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

Hybrid planning application on land east of Froghall Road and north of Ayr Road/Cheltenham Avenue, Cheadle seeking 1) full permission for 125 dwellings and access to proposed primary school and 2) outline permission for up to 135 dwellings and primary school with all matters reserved.

Reference number:	SMD/2018/0180
Date of decision	01/12/2020

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

The Company seek to vary condition 2 and the approved documents list to substitute the approved Phase 1 Planning Layout Rev Z3 (Ref: ARCH/PL/PH1 Rev Z3) to reflect required non-material amendments to the approved scheme, including additional acoustic fencing to the boundary of an adjacent property, removal of a double garage and identification of split level gardens to approved dwellings to facilitate the reduction in the height of retaining structures in proximity to existing dwellings.

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

If yes please complete the following

Old plan/drawing numbers

Phase 1 Planning Layout Rev Z3 (Ref: ARCH/PL/PH1 Rev Z3)

New plan/drawing numbers

Phase 1 Planning Layout Rev Z8 (Ref: ARCH/PL/PH1 Rev Z8)

Please state why you wish to make this amendment

6. Non-Material Amendment(s) Sought

As above

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	Ms
First name	
Surname	
Reference	Email correspondence

Date (Must be pre-application submission)

25/05/2021

Details of the pre-application advice received

Discussion concerning the type of application that the amendments could be determined under.

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)	24/06/2021