

DELEGATED DECISION REPORT

NMA/2021/0026
Valid 23/08/2021

197 HIGH LANE
BROWN EDGE

NON MATERIAL AMENDMENT
RELATING TO SMD/2019/0142

(NON MATERIAL
AMENDMENTS)

MAIN ISSUE

Are the changes non-material?

DESCRIPTION OF SITE

The application site comprises a parcel of land measuring approximately 0.2ha situated north of High Lane, Brown Edge. The site contained No.197 High Lane - a former newsagents which had been closed for a number of years – on its southern edge, which has subsequently been demolished. The rear part of the site previously operated as a car park which served No.199 High Lane - 'Keith's Supermarket' and No.209 – 'Keith's Workshop' but following the approval of outline consent, the land has been fenced off from the remainder of the adjacent car park.

The application site is located within the Development Boundary of Brown Edge. To the west of the application site is a recreation ground, whilst residential properties bound the site to the north and northeast. Keith's Supermarket is located to the southeast. The site is accessed from High Lane to the south.

PROPOSAL

Outline planning permission was granted under application SMD/2019/0142 for the demolition of 197 High Lane, Brown Edge and the construction of 8no. dwellinghouses. All matters were reserved with the exception of access.

The applicant wishes to amend the description of development of application SMD/2019/0142 to read, 'Outline application with details of access (all other matters reserved) for the erection of up to 8no. dwellings'. The change being the inclusion of the words '*of up to*'.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
- 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS8 Larger Villages Areas Strategy
- DC1 Design Considerations
- H1 New Housing Development
- T1 Development and Sustainable Transport

NE2 Trees, Woodland and Hedgerows

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 5, 15

Planning Practice Guidance

There is no statutory definition of 'non material'. The PPG confirms it should be considered in the context of the overall scheme and that an amendment that is non-material in one context may be material in another.

OFFICER COMMENTS

The change to the approved scheme involves a change to the description of development of outline application SMD/2019/0142, so that it allows for the provision of '*up to 8 dwellings*' rather than the provision of '*8 dwellings*'.

Whilst the site could accommodate 8no. dwellings, the applicant has decided to provide a mix of housing types and sizes on the site rather than a row of terraced properties within the northern part of the site. This will result in 7no. dwellings being provided.

In order to be able to progress the reserved matters application for 7no. dwellings, the applicant is proposing to amend the description of development to allow for the erection of '*up to 8no. dwellings*'.

The change to the description of development is considered to be minor in nature and will not have any policy implications, particularly given that the amendment allows for a reduction in the quantum of development on site and therefore any potential impacts will be less than would be the case if 8 dwellings were provided, which was the basis on which the scheme was originally found to be acceptable. .

The application is therefore recommended for approval.

OFFICER RECOMMENDATION: GRANT the Section 96A application

Case Officer: Ailsa Berry

Recommendation Date: 26/08/2021

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

