

Mr O'Hanlon
1 Centurion Court
Wilnecote
Tamworth
B77 5PN

Application no: NMA/2021/0025

Determined on: 15/11/2021

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Land at Cecilly Mill Oakamoor Road Cheadle Staffordshire ST10 4QT

Description of Proposal:

Non material amendment relating to SMD/2019/0723

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 11/08/2021 and plans accompanying the application numbered 19116-3000T BGA-LYM-01, for the following reasons:

It is considered that the proposed change of house type, by virtue of its design and materials is materially different to the one approved under the approved scheme. Therefore, full planning permission or a Section 73 application will be required for the proposed change.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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. Despite discussions, a solution has not been 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.

Whilst it is open to the developer to make a formal application for the proposed change it is considered that the Lynmer housetype is a poorer quality design to the approved Thespian. The lack of bay window which makes it less appropriate as a corner turning unit and the proposed render rather than the brick which also degrades the quality of the scheme from the approved housetype. It is therefore considered that planning permission is unlikely to be forthcoming.

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council