

9th December 2021



Planning and Building Control
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

St Johns House
54 St Johns Street
Ashbourne
DE6 1GH
Tel: 01538 399813
e-mail: info@amosgroup.co.uk
website: www.amosgroup.co.uk

Dear Sir / Madam,

Planning Portal Reference: PP-10467006

Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to amend details set out under condition 2 of as part of planning permission SMD/2020/0238 at The Ramshorn Estate, Ramshorn Road, Oakamoor, ST10 3BZ

I have today submitted an application under S.73 of the Town and Country Planning Act 1990 (as amended) to amend some of the drawings approved under planning permission 35C327A for the erection of 6 self-catering holiday lodges at The Ramshorn Estate, Oakamoor.

The approved drawings listed at condition 2 are as follows:

- 2017-10-10 Rev D – Proposed Floor Plans – Plot 9
- 2017-10-11 Rev D – Proposed Elevations – Plot 9
- 2017-10-16 Rev D – Proposed Floor Plans – Plot 10
- 2017-10-03 Rev I - Proposed Site Plan
- 2017-10-04 Rev C – Proposed Site Plan with Tree Locations
- 2017-10-12 Rev B – Proposed Floor Plans and Elevations – Plots 11 & 13
- 2017-10-13 Rev B – Proposed Floor Plans and Elevations – Plot 12
- 2017-10-15 Rev B – Proposed Floor Plans and Elevations – Plot 14
- 2017-10-17 Rev B – Proposed Elevations Plot 10

This latest application proposes an amendment to three of the holiday lodges, namely plots 10, 11 and 12. The following amended drawings are submitted for approval: -

- 2017-10-103 – Block and Location Plans
- 2017-10-104 – Proposed Site Plan
- 2017-10-110 Rev A – Proposed Plans and Elevations - Plot 10
- 2017-10-111 Rev B – Proposed Plans and Elevations – Plot 11
- 2017-10-112 Rev A – Proposed Plans and Elevations – Plot 12

The proposed changes do not extend the development area, and therefore the impact on the woodland will remain as per the approved scheme.

Changes to the elevational treatment of these three lodges is proposed so that the buildings appear more in keeping with the style of existing accommodation.

Company No. 05617062

The amendments also propose an increase in the number of bedrooms for Plot 12 from three to six. However, Plot 10 is reduced from an eight to six. This change to the accommodation is a result of the particularly high demand for six bed accommodation and a guest requirement for larger living/seating areas.

Overall, it is considered that the changes are very minor, and do not introduce materially different impacts to those of the approved scheme. The alterations to the design are an improvement when compared with the original proposal and will be in-keeping with the area. The proposed amendments remain entirely consistent with the national and development plan policy. Accordingly the development proposal should be approved without delay.

I trust that the above is in order, and I look forward to receiving acknowledgement of receipt of this application in due course.

Yours faithfully,

MARK DAUNCEY
Planning Director