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Mr Reeves
Consall Hall Estate Limited Consall Hall
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ST9 0AG

Application no: NMA/2021/0019

Determined on: 18/02/2022

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Consall Hall Consall Lane Consall Staffordshire ST9 0AG

Description of Proposal:

Non material amendment relating to SMD/2019/0057

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 28/05/2021 and plans accompanying the application numbered 1824 AL152/A, 1824 AL176/A, 1824 AL184/B, for the following reason:

The Council considers the proposed amendment would lead to the potential for a significant increase in vehicle movements and therefore traffic due to the increase in the number of beds in the holiday lodges and therefore increased capacity and that therefore the amendment would require further assessment and re-consultation as part of a full planning application.

Informative

1. 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. However, for this particular application, It was not considered that any further amendments could be made which would lead to the proposed amendment to be considered to be "Non Material" and the applicant therefore would not be able to overcome such concerns as part of this application and therefore no further

amendments were requested. 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