

Sammons Architectural
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Ms Thompson
Cheadle Equestrian Centre
Eaves Lane
Cheadle
ST10 1RB

Application no: NMA/2021/0033

Determined on: 23rd March 2022

Town and Country Planning Act 1990 (as amended)

**NON MATERIAL AMENDMENT TO THE PLANNING PERMISSION
SMD/2021/0586**

Location of Development:

Cheadle Equestrian Centre, Eaves Lane, Cheadle, Staffordshire, ST10 1RB

Description of Proposal:

To make changes to the development permitted by planning permission SMD/2021/0586 that would:

- ☐ Add a dormer window to the bedroom on the south west elevation;
- ☐ Make the internal first floor arrangement handed;
- ☐ Introduce a window to the single storey portion of the north west elevation; and
- ☐ Introduce a window to first floor bedroom on north west elevation.

In pursuance of its powers under the above Act, the Council hereby **APPROVES** the proposed changes to the development described above as a non-material amendment to the planning permission SMD/2021/0586, the development is hereby permitted to be carried out in accordance with the revised plan numbered 2021-2584-10A that was submitted with this application for a non-material amendment.

The applicant is advised that this notice of approval is not a planning permission in its own right. It should be read in conjunction with the Decision Notice approving and relating to planning permission SMD/2021/0586 and that any conditions attached to that permission, to the extent that they do not conflict with the terms of this approval, still apply and shall be observed and complied with.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). 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.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.