

Mrs. A. Berry
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

22nd March 2022

Dear Ailsa

NON-MATERIAL AMENDMENT TO APPLICATION SMD/2019/0142 – 197 HIGH LANE, BROWN EDGE

I refer to our recent exchange of emails in respect of the above matter.

I would be grateful if you would find enclosed a non-material amendment application which seeks to vary the trigger point of conditions 14 and 16 of the above consent to read as follows:

14. The development hereby permitted shall not be brought into use until the parking, turning and serving areas within the site have been provided in accordance with details that shall have been previously submitted to and approved in writing by the Local Authority. The submitted details shall include the provision of parking, turning and servicing areas within the site; means of surface water drainage; surfacing materials; and means of boundary treatment between access and car park/servicing areas.

16. The development hereby permitted shall not be brought into use until the new access from High Lane has been constructed in accordance with details that shall have been previously submitted to and approved in writing by the Local Authority. The submitted details shall include details relating to the construction of the access; drainage provision; tactile paving and pedestrian dropped kerbs across the access on the line of the existing footway; and the replacement of the existing pedestrian guardrail (PGR) at the zebra crossing with visibility panel (PGR).

The proposed construction of the dwellings does not require the provision of the approved access road into the site off High Lane, and consequently the change to the trigger point of these conditions is considered to be acceptable. The revised wording of the conditions will ensure that the access / parking / turning areas as provided before any of the dwellings are occupied.

Said details have already been submitted to the Local Authority in any event but are yet to be formally signed off as the applicant's formal applicant's S7 Technical Approval has yet to be approved by the County Council.

I trust that the proposed re-wording of these conditions will be acceptable to you, but should you have any queries or concerns then please do not hesitate to contact me.

Yours sincerely

Rob Duncan
Planning Consultant