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FAO Ben Haywood
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Our Ref: SR/R9051

10 June 2022

Dear Ben,

**LAND SOUTH EAST OF A521, A50 BLYTHE BRIDGE BYPASS, BLYTHE BRIDGE, STAFFORDSHIRE:
APPLICATION FOR APPROVAL OF A NON-MATERIAL MINOR AMENDMENT (APPLICATION REF.
SMD/2018/0790)**

We hereby apply under the provisions of Section 96A of the Town and Country Planning Act 1990, for approval of two non-material minor amendments to Full Planning Permission ref. SMD/2018/0790. The application comprises:

- This covering letter
- Completed application form
- Proposed Site Plan

(Ref. R9051-RLA-18-XX-DR-A-2003 Rev. H)

All documents have been uploaded to the Planning Portal (Application Ref. PP-11319531).

In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications/Requests and Site Visits) (England) (Amendment) Regulations 2017, a payment for the sum of £234 has been provided to cover the flat rate fee for an application for a non-material minor amendment.

Your Authority granted Full Planning Permission, subject to conditions, on 12 May 2020, for the development of 146 dwellings, access and internal roads for vehicles, pedestrian and cycle linkages; car and cycle parking; associated play and open space, landscaping, ecological habitats; sustainable drainage measures, earthworks and all ancillary enabling works including the demolition of building and structures (Application Ref. SMD/2018/0790).

St. Modwen Homes Limited

Registered Office: Park Point, 17 High Street,
Longbridge, Birmingham, B31 2UQ

Mailing Address: 2 Devon Way, Longbridge,
Birmingham, B31 2UQ

Company Registration: England &
Wales 09095920

stmodwenhomes.co.uk
0121 222 9400



A further Full Planning Application which sought approval for a development of 11 no. residential dwellings (Use Class C3) and associated works comprising internal access roads, parking, and hard and soft landscaping, including the replacement of 23 no. residential dwellings approved under Full Planning Permission ref. SMD/2018/0790 was received by your Authority on 3 June 2021 and validated on 25 June 2021 (Application ref. SMD/2021/0370).

To avoid any overlap and inconsistency between SMD/2018/0790 and SMD/2021/0370, the first non-material amendment hereby sought is for approval of a revised Proposed Site Plan in respect of SMD/2018/0790, which removes reference to the 23no. residential dwellings that will no longer be delivered under SMD/2018/0790 and are intended to be replaced by the development proposed under SMD/2021/0370. The revised Proposed Site Plan will also amend the application 'red line' boundary of the scheme approved under SMD/2018/0790, in order to omit the area of the site that is now subject to Full Planning Application ref. SMD/2021/0370. For the avoidance of doubt, this will remove plots 58-71 and 77-85 from the layout that was previously approved; all other plots remain unchanged and unaffected.

Please find enclosed a copy of the amended Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 Rev. H) which incorporates the above referenced changes. To enable this amendment to be made, we would seek your approval for Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 Rev. H) in place of Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 Rev. G), which was previously approved by your Authority under an application for an earlier non-material amendment to SMD/2018/0790 (Application Ref. NMA/2020/0044).

The second non-material amendment sought as part of this application is to the approved description of development included on the decision notice for SMD/2018/0790, in order that it reflects the amendments shown on the revised Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 Rev. H). The current description of development on the decision notice for SMD/2018/0790 is as follows:

"Development of 146 dwellings (Use Class C3), access and internal roads for vehicles, pedestrian and cycle linkages; car and cycle parking; associated play and open space, landscaping, ecological habitats; sustainable drainage measures, earthworks and all ancillary enabling works including the demolition of building and structures".

To ensure consistency between the revised Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 Rev. H), following the omission of plots 58-71 and 77-85, and the description of development for SMD/2018/0790, we would propose that the description of development for SMD/2018/0790 is amended as follows:

"Development of 123 dwellings (Use Class C3), access and internal roads for vehicles, pedestrian and cycle linkages; car and cycle parking; associated play and open space, landscaping, ecological habitats; sustainable drainage measures, earthworks and all ancillary enabling works including the demolition of building and structures".

The land to which this amendment relates is within the sole ownership of St. Modwen Homes, therefore notification under Article 10 of the Town and Country Planning (Development Management

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Procedure) (England) Order 2015 (as amended) been not given to any occupied plots within the development which has previously been – and will remain to be – approved under SMD/2018/0790; and are not affected by this application.

I trust that the enclosed documents provide the necessary information to enable your Authority to determine the application and I look forward to receiving formal acknowledgement that the application has been validated in due course. However, should you require any further information or clarification in relation to the submission, please do not hesitate to contact me.

Yours sincerely,

Sam Rogers

Sam Rogers
Planning Manager

Enc.

- Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 Rev. H)

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