

## DELEGATED DECISION REPORT

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NMA/2023/0002  
Valid 10/03/2023

ALTON TOWERS FARLEY  
LANE  
FARLEY

APPLICATION FOR A NON-MATERIAL AMENDMENT IN RELATION TO SMD/2019/0695 - SEEKING TO AMEND THE PROPOSED PHASING OF DEVELOPMENT.

(NON MATERIAL AMENDMENTS)

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### MAIN ISSUES

There is no statutory definition of 'non-material'. The PPG confirms that this is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The LPA must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

### DESCRIPTION OF SITE

The site is part of the Alton Towers resort

### PROPOSAL

This NMA relates application SMD/2019/0695 which granted planning permission for *“Change of use of land for seasonal car parking together with associated surfacing, drainage, levelling and landscaping works and surfaced internal access route.”*

The amendment is made to allow for a phased implementation of the planning permission. It is accompanied by a series of original reports (FRA, AIA, CEMP, WSI) which have been updated to reflect the phased approach. The applicant describes them as minor updates.

The 3 phases are shown on the Phasing plan, drawing 373 100 60. They are as follows:-

#### Phase 1

Install access road and initial landscaping to the north of the parking area.

#### Phase 2

Utilise existing parking areas as existing (on grass) for a maximum of 28 calendar days per annum for 3 seasons (to end of 2025 season)

#### Phase 3

Install the car parking area with associated drainage and landscaping, as approved, following the end of 2025 season.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffordshire Moorlands Local Plan

S01 Spatial Objectives  
SS1 Development Principles  
DC1 Design Considerations  
DC 2 Heritage  
DC3 Landscape

SD4 Pollution  
SD5 Flood risk  
NE1 Biodiversity  
NE 2 Trees, woodland, hedgerows  
T1 Development and Sustainable Transport

## **National Planning Policy Framework**

### **CONSULTATIONS**

**Local Lead Flood Authority** - No objection

### **OFFICER COMMENTS**

There is no objection in principle to the phased implementation of this permission.

Flood risk/drainage strategy - Although the need to consult is not usual for NMA's in this case the LLFA as the technical lead on flood risk from surface water were consulted given that this is a greenfield site and the fact that the drainage strategy, although not changing overall, would now be phased. An updated FRA and Drainage strategy by HBL Ltd Rev 10 has been provided to include a phased approach. The LLFA have commented that they have no objection to the phased implementation of the permission. They comment that the proposed wording of Condition 7 (the drainage condition) allows for a final version of the FRA and Drainage Strategy to be submitted prior to phase 3 which includes the results of infiltration testing and a final drainage design prior to work starting on this final phase.

Biodiversity - The combined CEMP/LEMP report, Baker consultants dated February 2023 is updated to reflect the phasing programme with habitat enhancements to be undertaken in phase 3 i.e. when the new car park area is constructed. Measures for species protection are correctly in place for both phases 1 and 3.

Archaeology – The Archaeological Watching Brief dated February 2023 ARS Ltd is updated to reflect the phased approach albeit this has no impact on the methodology proposed. There have been some further changes to this document which the author confirmed as *The changes to the WSI reflect changes to ensure that the methodology is up to date and following the most recent professional standards and guidance. This would be required by the County Archaeological Advisor*

Tree protection – an updated Arboricultural Method Statement dated 27<sup>th</sup> February 2023 Tree Heritage Ltd is provided to reflect the phasing programme.

Landscaping – the plans are updated to show the landscaping phased. There is no objection to this. Overall there is a small increase in the number of trees being planted (308 as opposed to the 278 approved)

Overall the amendments are considered to be non-material in the context of the application

**OFFICER RECOMMENDATION :** Grant Section 96A application

**Case Officer:** Jane Curley

**Recommendation Date:** 15<sup>th</sup> May 2023

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**