STAFFORDSHIRE moorlands DISTRICT COUNCIL

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

Mr Wooliscroft
C/o Agent

Application no: NMA/2019/0029

Determined on: 21st June 2023

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:
Jonathan's Court Bath Street Leek Staffordshire ST13 6JH

Description of Proposal:
Non material amendement relating to SMD/2016/0105 for
1. Changes to car parking layout at rear
2. Amended rear addition roofs from glazing to tiled plots 1-5
3. Amendment to front bay roofs of plots 1-4

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 05/12/2019 and plans accompanying the application numbered , for the following reasons:

1. A lack of information has been supplied regarding the propsoed car park alterations. As such nature of these proposals cannot accurately be determined. Notwithstanding this, in light of the concerns that have been raised by the Highway Authority the proposed changes to the carparking layout / access arrangements are considered to be material and require appropriate consideration and consultation through a full planning application process.

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. Despite discussions, a solution has not been provided which overcomes the material change. There is no right of appeal against this decision and if you wish to

pursue these amendments you will need to submit a full planning application to amend the original scheme.

2. This recommendation of refusal will not prejudice consideration of a full planning application at a later date when:
   - parking layout
   - details of surfacing
   - details of reinstatement of redundant access crossing to footway with full height kerbs;

   are included in the application

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council