

DELEGATED DECISION REPORT

NMA/2023/0013
Valid 18/05/2023

TRAVELLERS REST LEEK
ROAD
LEEKBROOK

APPLICATION FOR A NON-
MATERIAL AMENDMENT IN
RELATION TO APPLICATION
SMD/2022/0464.
MODIFICATION OF
PROPOSED LAYOUT TO
INCLUDE ADDITIONAL
PAVEMENT

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

The impact on highway safety.

DESCRIPTION OF SITE

The site comprises a former pub on the south-east side of Cheadle Road, (A520) in Leekbrook. The pub has been demolished and five bungalows are currently being built in the rear part of the site.

PROPOSAL

This is a Non Material Amendment planning application which seeks an amendment to a Reserved Matters approval, further revised under a 2022 Variation of Condition application, for nine new dwellings. The amendment is the extension of a highway footpath from the proposed access bellmouth for the development and through the road-side verge on Cheadle Road up to a private lane which runs along the south-west side boundary of the site. An amended site plan has been submitted which shows the alteration and which states the works are "requested by the County Council". If approved, the drawing would replace the previous approved site plan.

The Council must decide if the alteration can be treated as a "Non Material Amendment" to the approved scheme in terms of whether it is material enough to lead to any impacts on highway safety, requiring the consultation of the local highways authority (SCC) or any other material impacts on the surrounding environment in general. If the proposed amendment to the approved plans is considered to have such a significant impact, the application would be refused and instead a new full planning application would be required to be submitted and would be subject to further consultation.

Although NMA planning application refers to this as being an amendment to the original outline permission SMD 2019 0048, the agent has accepted that this is in

fact an amendment to the Variation of Condition permission SMD 2022 0464 which altered aspects of the scheme including the “layout” of development (one of the Reserved Matters) and which approved a revised site plan.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

T1 – Sustainable Travel

NPPF (Revised July 2021)

Sections ((Sustainable Transport) and 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0048: Outline permission with details of access for nine dwellings.

SMD/2019/0378: Reserved Matters approval for the above.

SMD/2022/0464: Variation of Condition planning application in relation to Condition 1 of Reserved Matters approval SMD 2019 0378. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

OFFICER COMMENTS

It appears the extension of the footpath was requested the local highways authority and appears to be a safe addition which would prevent the need for existing residents to the rear of the site (served by the side private lane) to walk on the grass verge adjoining the main road to get to the footway further along (which would otherwise start at the other side of the new access to the nine houses). As well as being the interests of highway safety this would also help encourage walking, a greener mode travel to access other village services and bus stops. The new path extension would also have minimal impact on the character and appearance of the area and the surrounding environment in general.

CONCLUSION

The amendment is acceptable as it has no significant impacts on highway safety and the environment in general and is very small scale in relation to the overall development of nine houses. It can therefore be treated as a Non Material Amendment to the layout of development approved under the most recent Reserved Matters approval, which was revised under approval SMD 2022 0464. Therefore this Non Material Amendment application can be approved and there is therefore no requirement for a further submission via a revised Reserved Matters approval or a full planning application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 16.6.23

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council