STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Orchard house / pear tree house

Address Line 1

Abbotts road

Address Line 2

Address Line 3

Town/city

Leek

Postcode

ST13 6EZ

Description of site location must be completed if postcode is not known:

Easting (x)

399463

Northing (y)

357098

Description

Non-material amendment to condition 2 of permission SMD/2019/0573 to use render instead of Staffordshire Blue Brick on front projecting gables

Applicant Details

Name/Company

Title

Miss

First name

Louise

Surname

Rogers

Company Name

Address

Address line 1

Orchard house/pear tree house

Address line 2

Abbotts road

Address line 3

Town/City

Leek

County

Country

United Kingdom

Postcode

St136ez

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Two detached four bedroom dwellings

Reference number

SMD/2019/0573

Date of decision

20/10/2020

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [x] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [ ] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non-material amendment to condition 2 of permission SMD/2019/0573 to use render instead of Staffordshire Blue Brick on front projecting gables

Please state why you wish to make this amendment

Mistake when building houses used a previous drawing not ones passed that used blue bricks as a result we then cladded. The houses are now built after a failed application to retain cladding Ben Haywood planning manager advised me to put in a NMA for use of render instead. He knows my current financial state and mental health well being.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

These will be uploaded

New plan/drawing numbers

These will be uploaded

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

28/09/2023

Details of the pre-application advice received

Mr Ben Haywood planning manager advised me to put in this new nma as previous one for grey cladding was refused.
Dear Louise

For a swift resolution my advice is as follows:

You are entitled to a free resubmission of the refused NMA

Resubmit it but describe the NMA as “Non-material amendment to condition 2 of permission SMD/2019/0573 to use render instead of Staffordshire Blue Brick on front projecting gables”.

We are trying to apply a flexible approach by considering render rather than taking enforcement action and insisting that you revert to blue brick as per the planning conditions on your original consent and allowing you to resubmit the NMA rather than insist on a section 73 application.

I hope that the above is of assistance

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Louise Rogers

Date

02/10/2023