DELEGATED DECISION REPORT

NMA/2023/0020 **Valid 31/08/2023**	**LAND OFF TENFORD LANE** **TENFORD LANE** **TEAN**	**APPLICATION FOR A NON-MATERIAL AMENDMENT TO SMD/2021/0491** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site comprises fields on the north side of Tenford Lane on the northern edge of Upper Tean village. There is open land to the north, west and east of the site. There is residential development on the south side of the lane including houses which face the road and the site.

PROPOSAL

This is a Non Material Amendment application to vary the bricks to be used for 40 houses approved to be built on the site under outline permission SMD 2016 0811 and Reserved Matters approval SMD/2021/0491. Condition 1 of the latter approval requires the development to be carried out in exact accordance with the approved drawings and details including a Materials Schedule which sets out the exact building materials to be used for the dwellings and development, including bricks, tiles and other materials. The approved Schedule sets out Forterra Heather Multi and Rannoch Red Multi bricks to be used for the houses. However, the developer wants to swap these with Ibstock Audley Red Mixture and Ibstock Betley Cottage Blend facing bricks shown in a revised submitted Materials Schedule document. The reason for this change is given as follows: “We wish to make this amendment to vary the approved bricks due to unavailability and preference to source the bricks locally.”

The Council must decide if the alterations can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alteration has any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general. Such applications can be used for slight variations to the wordings of approved planning conditions. If it is considered the change would have a significant impact, the application would be refused and a new full planning application or full Variation of Condition application would be required to be submitted for the alteration to the scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0491: Reserved Matters approval for 40 houses (including details of scale, siting, design/appearance and landscaping).

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

OFFICER COMMENTS

The changes would not result in any additional impact on the character and appearance of the area. The bricks are similar to those already approved i.e. red multi stock type bricks. The other materials would also be in keeping with the character of the area i.e. dark grey tiles, buff stone window headers with white window frames and black rainwater goods.

CONCLUSION

The proposed amendment will not cause any significant additional harm to the visual amenities of the area or lead to any other environmental harms and therefore can be treated as a Non Material Amendment to the previous approval and therefore the Non Material Amendment application can be approved and Condition 1 altered accordingly to refer to the amended Materials Schedule document.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 3.10.23

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council