STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Miss Billie Chell
Hewitt&Carr Architects
DaisyBank House 17-19 Leek Road
Cheadle
Stoke-on-Trent
ST10 1JE

Markden Homes
c/o Hewitt&Carr Architects

Application no: NMA/2023/0020

Determined on: 09/10/2023

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:
Land Off Tenford Lane Tenford Lane Tean Staffordshire ST10 4EN

Description of Proposal:
Application for a Non-Material Amendment to SMD/2021/0491

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 31/08/2023 and plans accompanying the application numbered 01204 Materials Schedule Rev C.

Condition 1 of SMD/2021/0491 is now varied to the following:

1. The development hereby permitted including the landscaping of the site shall be carried out in accordance with the following amended approved plans:
- AL(0)22H
- AL(0)14D
- AL(0)16A
- AL(0)17 Site Plan Revision J
-AW0127 PL002
-AL(0)10B
-AL(0)11B
-AL(0)19B
-AL(0)24B
-AL(0)25A
-K22 001 002 Drainage Strategy Revision H
-K22 001 001C

-K22 001 003C
-K22 001 004D
-K22 001 005A
-K22 001 006E
-K22 001 019
-Basin 1 received 6.1.23
-Basin 2 received 6.1.23
-Southern Boundary Grips drawing received 6.1.23
-LDS517(B) LS Landscaping Scheme
-LDS51701B Landscaping Scheme
-LDS51702B Landscaping Scheme
-00438 Materials Schedule Rev C with the use of Ibstock Audley Red Mixture A3022A and Ibstock Betley Cottage Blend A3058A bricks.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application SMD/2021/0491 and that any conditions attached to that permission still apply.

Informative

1. This Decision Notice does not approve the submitted drawing AL(0)26 Rev B which shows the distribution of development via each brick type.

2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). 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.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.

2. The application is approved in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

5. Domestic sprinklers
   Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building.
   The chance of an accidental discharge is 16,000,000:1
   If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)

6. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month.

Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.