

Dear Sir/Madam

12 August 2024

By Email:

Jane.Curley@staffs Moorlands.gov.uk; Planning@staffs Moorlands.gov.uk

RE: Non-Material Amendment application relating to NMA/2022/0020 pursuant to application SMD/2021/0694 at land adjacent to Ash Bank Road, Werrington.

A non-material minor amendment application has been submitted via the Planning Portal, reference PP-13168197 which seeks permission for amendments relating to the Planning Layout and associated drawings at the aforementioned development site.

Amendments are as follows:

- 1) **Parking Bays** – at the parking bays serving Plots 17 & 18, we have had to remove the slim section of landscaping separating the parking bays due to the position of the HV cable. The HV was originally intended to be diverted however, we were unable to gain consent prior to start on site and therefore it has remained in-situ. It is not feasible to construct the required foundation to a suitable depth and width without impacting the HV cable as the cable runs under the corner of the bay, see highlighted section below.



To maintain the delivery of 5 parking bays whilst avoiding the HV, we were required to omit the landscape strip and shift the bays over to then achieve a safe gradient to the boundary and maintain sufficient cover levels over the HV.

- 2) **LEAP** – the position of the LEAP has shifted slightly to the east due to overlap with the S104 easement into pond. Buffers to nearby plots are maintained and equipment is unaltered.
- 3) **Boundary fence Plots 17-21** – To rear boundary has been moved inwards by one metre to avoid conflict with the existing boundary. Gardens, whilst reduced in length by 1m, are still above standard measuring between 13.4 and 12.8m in length.
- 4) **Front door paths Plots 33-37** – the paths to the thresholds of these plots have been realigned to be taken from the parking bays rather than from the footpath which is more logical.
- 5) **Plots 37 & 64** – the garden wall has moved out to the west at Plot 37 and hoop top railings have been added to separate these two plots from the POS areas.
- 6) **Plot 58** – garden wall moved slightly to increase the size of the rear garden and to fall in line with the parking bay.

The following plans are submitted for approval to supersede previously approved plans:

Proposed Plans	Previously approved Plans
Planning Layout SKM189-PL-01 rev BW	Planning Layout SKM189-PL-01 rev BF
Materials plan SKM189- MP-01U	Materials plan SKM189- MP-01P
Boundary Treatment Plan SKM189-BTP-01R	Boundary Treatment Plan SKM189-BTP-01L
External Works Plan SKM189-EXT-02E	External Works Plan SKM189-EXT-02A
6615.02 LD 1 of 4 Aug 24	6615.02 LD 1 of 4 Feb'23
6615.02 LD 2 of 4 Aug 24	6615.02 LD 2 of 4 Feb'23
6615.02 LD 3 of 4 Aug 24	6615.02 LD 3 of 4 Feb'23
6615.02 LD 4 of 4 Aug 24	6615.02 LD 4 of 4 Feb'23

I look forward to receiving confirmation that the above application pack has been received by the Council and would welcome the validation and registration of the application at your earliest convenience.

Yours sincerely,

Hannah Birch

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