



STAFFORDSHIRE
moorlands
 DISTRICT COUNCIL
 ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
 Moorlands House, Stockwell Street, Leek
 Staffordshire Moorlands, ST13 6HQ
 Telephone: 0845 605 3013
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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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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?

☒ 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

☒ Not applicable

Description of Your Proposal

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

Outline Application for Residential development, means of access, ancillary works and site remediation

Reference number

SMD/2018/0234

Date of decision

22/10/2019

What was the original application type?

Outline planning permission: Some matters reserved

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

☐ **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

We wish conditions 13, 15 and 16 of the original permission to be amended to read as follows:

Condition 13

The development hereby permitted shall not commence (with the exception of the area of new carriageway construction and kerbing shown on drawing number 7796 - 174B) until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Condition 15

No development (with the exception of the area of new carriageway construction and kerbing shown on drawing number 7796 - 174B) shall take place until such time that the following has been submitted to and approved in writing by the Local Planning Authority:

1. A hydraulic model which has been re-run for the Broadgate Hall Brook and River Tean.

The development proposals must be properly represented within this model.

The approved Model should subsequently form the basis of the Site Specific Flood Risk Assessment required under Condition 16.

Condition 16

No development shall take place (with the exception of the area of new carriageway construction and kerbing shown on drawing number 7796 - 174B) until such time that a site specific Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority which must include details of:

1. Existing and proposed site level plan to Ordnance Datum
2. Consideration of flood resilience measures up to the level of the 1 in 1000 year event
3. Maps showing all return periods and scenarios modelled
4. Any required floodplain compensation scheme
5. Evidence that the land use is appropriate for the flood zone
6. More vulnerable parts of the site, such as the access routes or the dwellings, must be in lowest flood risk parts of the site where possible.
7. Finished floor levels should be set at least 600mm above the highest of:
 - a. The modelled 1 in 100 year plus climate change level for the Broadgate Hall Brook
 - b. The modelled 1 in 100 year plus climate change level for the River Tean
8. Provision of safe access and egress for future occupants of the site
9. Address how any cars parked will be prevented from floating away during a flood event.

The approved scheme shall be fully implemented before any of the dwellings hereby approved are occupied and subsequently maintained in accordance with the aim timing / phasing arrangements embodied within the approved scheme.

Please state why you wish to make this amendment

To assist in the disposal / delivery of the site.

Are you intending to substitute amended plans or drawings?

☐ Yes

☒ No

Site Visit

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

☐ Yes

☒ No

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

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

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

- ☒ 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

James Hollyman

Date

12/09/2024