

## DELEGATED DECISION REPORT

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NMA/2024/0026  
Valid 23/10/2024

83 LILAC GROVE FARM  
FOLLY LANE  
CHEDDLETON

NON MATERIAL AMENDMENT  
TO SMD/2023/0550

(NON MATERIAL  
AMENDMENTS)

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### MAIN ISSUES

Whether the change has a material impact on the character and amenities of the area and highway safety.

### DESCRIPTION OF SITE

The site comprises a former farm on the east side of Folly Lane, a country lane to the south of Cheddleton which despite being an open greenfield site (with all farm buildings now removed) is within the Development Boundary of the village. There is ribbon development of rows of houses and bungalows facing the lane to the north and south and also on the opposite side of the lane to the west. Open farmland lies to the east. The site is not in the Green Belt. The land rises up slightly from the road towards the open fields to the east.

### PROPOSAL

This is a Non Material Amendment application to vary the proposed ground levels for part of an approved housing development (of seven dwellings), affecting the south half of the site and in particular proposed plots 5, 6 and 7 (comprising two dormer bungalows and one bungalow). This is as follows:

Plot 5 – 219.80m AOD (was 220.25)

Plot 6 – 219.50 (was 219.75)

Plot 7 – 218.00 (was 218.75)

The reason for the proposed change is that the levels approved for plots 5-7 have been considered to be problematic because of the steepness of the “approaches” i.e. driveways and paths and that lowering the ground levels would reduce the steepness, making them easier to use.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy

H1 New Housing

DC1 – Design Considerations

## **NPPF (Revised Dec 2023)**

Sections 5 (Housing) and 12 (Design)

### **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2023/0550: Redevelopment of the site to provide 7 dwellings in the form of a detached two story dwelling, 4 detached chalet bungalows and 2 single story detached bungalows. Approved.

### **CONSULTATIONS**

#### **Publicity**

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

#### **Public Comments**

None.

### **OFFICER COMMENTS**

There would be no proposed reduction in levels of greater than 0.75m and this together with the size of the area to be altered is not considered to amount to a “material” amendment in relation to the overall scale and scope of the development approved. The resultant decrease in the existing land levels would be reduced also resulting in a slightly less prominent development when viewed from the road and neighbouring properties, in relation to the approved development. This would not cause any additional harm to the character and appearance of the area. The reduction in the levels would also reduce the scope of overlooking from the proposed dwellings to other existing and proposed dwellings and so would also not lead to any additional harm to residential amenity. The changes would also be deemed to be a possible benefit to highway safety, particularly to plot 7 which would have a driveway directly off the existing road rather than the proposed cul-de-sac and would provide a more usable driveway to prevent any encouragement to park vehicles on the road. Less mobile residents would also find access to the affected plots easier. The reduction in the proposed ground levels would also reduce the amount of fill material to be imported to the site during the construction phase and therefore could potentially reduce vehicular movements during this phase.

### **CONCLUSION**

The proposed amendment is not deemed to be a “material” amendment to permission SMD 2023 0550 for seven new dwelling and would not cause any additional harm to the character and amenities of the area or to the environment in general or affect highway safety. The change can therefore be treated as a Non

Material Amendment to the previous planning approval and therefore the Non Material Amendment application can be approved.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Chris Johnston**

**Recommendation Date: 21.11.24**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**