

DELEGATED DECISION REPORT

NMA/2024/0032
Valid 03/12/2024

BIDDULPH TOWN HALL
HIGH STREET
BIDDULPH

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2023/0153

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990. The local planning authority must have regard to the effect of the change.

DESCRIPTION OF SITE

Biddulph Town Hall is an imposing example of 1960s community architecture, central to the town and dominant on the high street. The building's main entrance is set back from the highway behind a brick paved pedestrian area and wide access steps. The glazed main entrance door sits beneath a striking cantilevered first floor elevational projection.

To the side of the paved steps and main entrance there is lawned garden with a privet hedge and floral borders. The garden fronts the part of the building's elevation that is more functional and simple in form. The garden is enclosed to the front by a low boundary brick wall that is topped by decorative railings. A large mining wheel stands in the middle of the garden as an iconic monument to the town's heritage.

PROPOSAL

The application proposes changes to the permission that was approved under reference SMD/2023/0153 for redevelopment and landscaping of the square/garden to the front of the town hall. It seeks approval of the changes as 'Non Material Amendments' to the planning permission and development to be carried out.

The applicant/developer has changed their architect post permission to take the project forward and for the development to be carried out. The new architect has produced their own set of drawings with different reference numbers to substitute and replace those of the previous architect that are referenced at condition 2 of the planning permission. In some limited respects the substitute drawings make changes to some of the detailing and in others they provide additional information and detailing that were not present on the previous/approved drawings.

The full set of submitted revised drawings are as follows:

2431-AL01A Site Block Plan
2431-AL02A Existing Town Square Plans
2431-AL03A Elevations and Section as Existing
2431-AL04B Proposed GA Plan
2431-AL06B Elevations as Proposed
2431-AL09B Demolition Plan
2431-AL10A Proposed Construction Details - Sheet One
2431-AL11A Proposed Construction Details - Sheet Two
2431-AL12A Proposed Memorial Wheel and Plinth Details
2431-AL15C Engraved memorial brickwork details and finishes

The new architect provides a list summarising the differences between the proposed overall development substitute plan drawing CTD architects Dwg. No. 2431/AL04B and the approved BP architects Dwg. No. 22-034 AL(0)04-P3.

- The plan shows changes to the layout of the existing planter to the left hand front corner of the frontage, omitting the additional pathway through which is now not required.
- The revised plans show and confirm the provision of a surface water slot drain to extend and run across the whole of the site's frontage edge to the the back of pavement (a stretch that would run across the front of both existing and proposed hardstanding).
- The plan shows the location of 2 pop up ground level power supply units.
- The plan refers to the omission of the originally specified red/brown coloured brick slips fixed to existing planter and ground retaining walls. Substituting the specification for the re-building of existing planters and ground retaining walls from foundation level up in new/red brown solid brickwork with new or re used existing coping stone tops to match. All to be set out and constructed as per CTD Architects Dwg Nos. 2431 AL10A, and 2431 AL11A.
- The proposed raised planting bed and memorial wheel plinth in front of the existing access ramp is amended to incorporate the fixed standard dimensions of special arc radiused solid bricks and the frontage adjusted to incorporate engraved named bricks to be set out and constructed as per CTD Architects Dwg No. 2431 AL15.
- The existing memorial wheel to be re-located and installed on a new constructed masonry and re-constituted stone plinth all in accordance with construction details shown on CTD Architects Dwg No. 2431 AL12A.

The following original BP Architecture planning application approved drawings remain unchanged and are not substituted or replaced:

Existing Town Square Survey Dwg No. 22-034 AL(0)01-P3.
Existing and Proposed Visuals Option 3b Dwg. No. 22-034 AS(0)06-P3.
Lighting assessment plan Dwg. No. 22-034 AS(0)07-P1.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0153 APPROVED

Public Comments

Public Comments as an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply.

OFFICER COMMENTS

I have given consideration to the effect of the changes having regard to the context of the overall scheme and the external appearance of the town hall's frontage and its context within the high street.

The proposed revisions, substitution and improvement of brick facing materials, and additional detailing would not, overall, materially affect the external appearance of the development to be carried out and there would be no change or difference to the developments resultant impacts on the amenity, character and appearance of the area.

CONCLUSION / PLANNING BALANCE

The proposed changes to the planning permission and the proposal to carry out the development in accordance with would make nonmaterial changes that can be approved as such.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 19/01/2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council