

DELEGATED DECISION REPORT

NMA/2024/0030 Valid 02/12/2024	BROUGH PARK LEISURE CENTRE BALL HAYE ROAD LEEK	NON-MATERIAL AMENDMENT IN RELATION TO CONDITION 2 OF SMD/2024/0176 - ENTRANCE LOBBY EXTENDED BY 1.9M (7.8M²) TO ACCOMMODATE THREE ADDITIONAL TOILETS. (NON MATERIAL AMENDMENTS)
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MAIN ISSUES

The issue to consider in this application is whether the proposed changes sought are non-material. If it is found that they are, then an application under Section 96A of the 19190 Act must be granted

There is no statutory definition of ‘non-material’. The PPG confirms that 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 LPA 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 NPG says that in assessing such applications LPA’s must have regard to the effect of the change together with any previous changes made under S 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification

DESCRIPTION OF SITE

This application relates to Brough Park Leisure centre

PROPOSAL

Planning permission was granted under SMD/2024/0076 for Extension and refurbishment of existing Leisure Centre including new Swimming Pools, Extended Fitness Gym and associated Parking.

This application seeks a non-material amendment to the approved plans. The amendment relates to a small increase in the size of the entrance lobby by 7.8 m2 or 1.9m in length (no change to width) in order to accommodate three additional toilets

PLANS CONSIDERED

10683-L(0)004a-P13 Proposed Site Plan Sheet 1 of 2
10683-L(0)004b-P01 Proposed Site Plan Sheet 2 of 2
10683-L(0)020-P17 Proposed Ground Floor Plan
10683-L(0)021-P12 Proposed First Floor Plan
10683-L(0)022-P09 Proposed Roof Plan
10683-L(0)045-P02 Proposed Elevations (Coloured) Sheet 1 of 2
10683-L(0)046-P03 Proposed Elevations (Coloured) Sheet 2 of 2

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (September 2020)

SS1 Development Principles
DC1 Design Considerations

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0076 for Extension and refurbishment of existing Leisure Centre including new Swimming Pools, Extended Fitness Gym and associated Parking.

CONSULTATIONS

None undertaken on this NMA

Publicity

Not applicable for this NMA

OFFICER COMMENTS

The changes are limited to the enlargement of the entrance lobby by 1.9m in length. The window to the left hand side of the lobby (see Elevation G on Proposed elevations plan) is moved eastwards and reduced in size as a result of this. The effect of the amendment is inconsequential in the context of the scheme. No issue us raised.

CONCLUSION / PLANNING BALANCE

The change is non material and the Section 96A can be granted

OFFICER RECOMMENDATION : **Approve as an NMA**

Case Officer: Jane Curley

Recommendation Date: 27th March 2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council