

Mrs Holly Kennedy  
Roberts Limbrick Ltd  
The Carriage Building Bruton Way  
Gloucester  
GL1 1DG

Mr Wilks  
Staffordshire Moorlands District Council  
Stockwell Street  
Leek  
Staffordshire  
ST13 6HQ

Application no: NMA/2024/0030

Determined on: 27<sup>th</sup> March 2025

**Town and Country Planning Act 1990 (as amended)**

**NON MATERIAL AMENDMENT FOR DEVELOPMENT**

**Location of Development:**

Brough Park Leisure Centre Ball Haye Road Leek Staffordshire ST13 6AT

**Description of Proposal:**

Non-Material Amendment in relation to Condition 2 of SMD/2024/0176  
- Entrance lobby extended by 1.9m (7.8m<sup>2</sup>) to accommodate three additional toilets.

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 02/12/2024 and the following:-

Condition 2 is amended as follows:-

10683-L(0)001-P02 Location Plan  
10683-L(0)003-P04 Existing Site Plan  
10683-L(0)010-P03 Existing Ground Floor Plan  
10683-L(0)011-P03 Existing First Floor Plan  
10683-L(0)012-P03 Existing Roof Plan  
10683-L(0)013-P03 Existing Elevations Sheet 1 of 2  
10683-L(0)014-P03 Existing Elevations Sheet 2 of 2  
10683-L(0)015-P03 Existing Sections Sheet 1 of 2  
10683-L(0)016-P03 Existing Sections Sheet 2 of 2  
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  
10683-L(0)042-P05 Proposed Sections Sheet 1 of 2  
10683-L(0)043-P05 Proposed Sections Sheet 2 of 2

2399 HEN XX 00 DRG E 6915 P5 Lighting layout (Hensall)

Lighting Assessment Brough Park Leisure Centre BIM Yorkshire March 2024 Revision PO4  
dated 20th August 2024

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application SMD/2024/0176 and that any conditions attached to that permission still apply.

### **Informative**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

## **NOTES**

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
  - (b) Variation to the approved plans will require the submission of a new planning application.
3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : [www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk) for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
  - a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. Domestic sprinklers  
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building.  
The chance of an accidental discharge is 16,000,000:1  
If you would like further advice please contact Staffordshire Fire and Rescue Service ([www.staffordshirefire.gov.uk](http://www.staffordshirefire.gov.uk))
6. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month.

Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.