

Mr Housley
12 Palermo Drive
Stoke on Trent
Staffordshire

Application no: NMA/2023/0029

Determined on: 29th April 2025

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Land Adjacent To Werrington House Farm 426 Ash Bank Road Werrington Staffordshire

Description of Proposal:

Non material amendments to Conditions 2 and 5 of SMD/2021/0694 relating to the design and materials of Plots 1 – 3 only

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 31/10/2023 and the revised plans PCL 01B and PCL 02B

Condition 2 is hereby amended as follows:-

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan SKM189-01A
Planning Layout SKM189-PL-01AT
Materials plan SKM189- MP-01L for Plots 4-75 only
House types and Materials PCL 01B and PCL 02B for Plots 1-3 only
Section SKM189-S-01D
Street scene section SKM189-SC-02A
Engineering Layout 502 1K and 2K
Path enlarge SKM189-PL-01AH
Hooped railings 9202
Close boarded fence 9104
Wall MSD9001
Fence types A to D NSD 9102
Knee rail fence NSD900 MID-02
House types submitted by e-mail/We Transfer on the 9th March 2022 as follows:-
☐ Arun Semi-detached (Plots 10&11, 26-29, 33-36, 46-49, 59&60, 62&63, 66-69, 74&75)

- ☐ Blackthorn Terrace (plots 17-22)
- ☐ Bourne detached (plot 56)
- ☐ Bourne Semi-detached (Plots 24&25, 72&73)
- ☐ Bourne Semi-detached SA (Plots 5&6, 12&13, 30&31, 44&45)
- ☐ Bourne terrace (Plots 41-43)
- ☐ Bourne Terrace SA (Plots 14-16)
- ☐ Bourne Terrace SA with Chimney (Plots 38-40)
- ☐ Southwick Detached (Plots 52, 55)
- ☐ Southwick Detached SA (Plots 9, 23, 64, 65, 4, 32, 37)
- ☐ Southwick Semi-detached SA (Plots 70-71, 57-58)
- ☐ Hollinwood Semi-detached (Plots 7&8, 50&51, 53&54)

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

Condition 5 is hereby amended as follows:-

5. Notwithstanding the submitted and approved plans and prior to the commencement of development details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall be subsequently carried out in accordance with the approved details-

-Details, including samples where required of all facing materials (with the exception of Plots 1 -3 which is shown on drawings PCL 01B and PCL 02B approved under Condition 2)

- Eaves and verge detail with the exception of Plots 1 -3 which is shown on drawings PCL 01B and PCL 02B approved under Condition 2)

- Head and cill detail (with the exception of Plots 1 -3 which is shown on drawings PCL 01B and PCL 02B approved under Condition 2)

- String course detail (with the exception of Plots 1 -3 which is shown on drawings PCL 01B and PCL 02B approved under Condition 2)

- In curtilage bin storage

- Boundary treatment

With the exception of that part required for the site access, the existing stone wall on the Ash Bank Road frontage shall remain undisturbed and intact for the life of the development

Reason:- To ensure an acceptable external finish and protect the character and appearance of the area

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application SMD/2021/0694 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*

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 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)
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.