

DELEGATED DECISION REPORT

NMA/2025/0006
Valid 05/03/2025

IVY COTTAGE TYTHE BARN
ALTON

NON MATERIAL AMENDMENT IN
RELATION TO SMD/2024/0128

(NON MATERIAL AMENDMENTS)

MAIN ISSUES

- Non-material amendment application, therefore consideration is given to whether or not the change is material in the context of the overall extant planning consent (reference SMD/2024/0128).

DESCRIPTION OF SITE

A wedge-shaped plot of land on the southern side of the Ivy Cottage development site and at the end of the Orchard Lane cul-de-sac. The wider site was a former orchard with a dwelling adjacent to the road, it is now a building site following on from approval for residential development. Ivy Cottage (original dwelling) forms part of the Alton Development Boundary, however the remainder of the site is designated as being open countryside, it does not have a Green Belt designation.

PROPOSAL

The application is a Non-Material amendment to omit the approved dwelling on plot number 9 (granted consent under originally approved application reference SMD/2017/0497 and SMD/2024/0128 – Variation of conditions 2, 4 and 5 of SMD/2017/0497). It is understood the intention is for the plot to be used for the construction of a detached garage. An accompanying application, reference SMD/2024/0440 seeks consent for the detached garage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
SS10	Other Rural Areas Strategy
SS11	Churnet Valley Strategy
SD4	Pollution and Water Quality
SD5	Flood Risk
H1	New Housing Development
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting
NE1	Biodiversity and Geological Resources
NE2	Trees, Woodlands and Hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 9. Promoting sustainable transport
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0440	Proposed Garage. Pending decision.
SMD/2024/0128	Variation of Conditions 2, 4 & 5 in relation to application SMD/2017/0497. Approved.
DOC/2024/0055	Discharge of condition 22 in relation to SMD/2024/0128. Closed.
DOC/2023/0040	Discharge of conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 in relation to SMD.2017/0497. Closed.
SMD/2017/0497	Demolition of Ivy Cottage and erection of 1 replacement dwelling and 10 new dwellings with construction of new road access. Approved.
SMD/2015/0151	Demolition of Ivy Cottage, erection of 13 dwellings and construction of new road access. Withdrawn.

CONSULTATIONS

Whether publicity is required is addressed at PPG 005 Reference ID: 17a-005-20140306. The paragraph reads:

‘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. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.’

‘As by definition the changes sought will be non-material, consultation or publicity are unlikely to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011. Taking the above into account no publicity or consultation has been undertaken in this case as the proposal is deemed to be minor.

OFFICER COMMENTS

This Non-material amendment application relates to application reference SMD/2024/0128 which was a variation of condition application relating to SMD/2017/0497. Application SMD/2017/0497 granted consent for the demolition of Ivy Cottage and the erection of 1 replacement dwelling, together with 10 new build dwellings and the construction of a new road access. The submitted Non-material amendment application seeks consent to omit plot number 9. The application is accompanied by a set of amended plans.



All other elements of the scheme remain, the NMA proposes no further amendments beyond the loss of a single dwelling. The development will therefore have less of an impact upon the site than was originally approved and no planning matters such as highways, amenity and landscape impacts raise any concerns.

In the event of the NMA application not being implemented, the site has extant consent for a dwelling on this plot which could be implemented in accordance with the approved plans and conditions, all of which have been deemed acceptable.

CONCLUSION / PLANNING BALANCE

It is concluded that the NMA application for the loss of a single dwelling, on the southern edge of the development site would not be material. It is recommended that the application is approved as the proposal is considered non-material.

OFFICER RECOMMENDATION:

Approve.

Case Officer: Lisa Jackson

Recommendation Date: 26.6.2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council