

From: [Jane Curley](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: planning application NMA/2025/0018, non material amendment in relation to SMD.2022/0444
Date: 09 September 2025 11:19:52
Attachments: [image.png](#)
[image001.png](#)
[image002.png](#)



From: Egginton, Bob (County Cllr)
Sent: 08 September 2025 17:49
To: Wilkinson, Peter (CLLR) Jane Curley

Subject: Fw: planning application NMA/2025/0018, non material amendment in relation to SMD.2022/0444

Subject: planning application NMA/2025/0018, non material amendment in relation to SMD.2022/0444

Application Details			
Application number	NMA/2025/0018	Application type	Non Material Amendments
Site address	Land East of Cellarhead Substation , Rownall Road , Wetley Rocks , Staffordshire ,	Proposal	Application for a Non-Material Amendment in relation to application SMD/2022/0444 Re: Non material amendment to the wording of condition 15

Dear sirs, please accept my comments on the above NMA to the above application.

May I bring your attention to the following points.

1, I challenge a decision made by a planning officer, to bring to committee, when evidence is clear

that this is more than a MNA under section 96 A.

I challenge that the above application is more than a minor change or alteration to the original application.

A Non Material Amendment should only allow the developer or applicant to make small changes to

the previously approved application without having to submit a whole new planning application.

The NMA should be considered as a new application Because this application is not deemed to be insignificant.

2, Because of the following substantial amendments required on this existing approved scheme, from the original, I believe the changes are

Material.

So therefore should have required a (S73) section 73 material ammendmen application. therefore , i wish to prevent

the LPA and committee from making further decisions, based on this flawed amendment.

3, If the NMA goes beyond what is legally valid, then the LPA may have acted unlawfully.

The following examples, and notes should be considered,

4, The attenuation pond proposed new location described in the document, requires a vast amount

of material to be removed, and re-located to another site. estimated at over 80,000 m3 tonnes.

5, The nature or purpose of the pond and "solution" as described, is not conclusive, not enough details of this have been submitted.

6, No consultation or Approvals have been submitted to county and highways, as

this is classed as major infrastructure and waste

disposal and movement, of material and traffic movements.

7, We find, No performance Bonds, Site Restoration Obligation Conditions are in place, if the developer defaults on their obligations.

8, Therefore:

"I conclude that the LPA has made a procedural error and that the Application be Withdrawn from the Agenda pending further Review".

I would welcome the opportunity to speak and clarify the above statements to the committee, if the chair has no objections.

obviously if this meeting goes ahead and takes place.

yours Bob Egginton.



Bob Egginton | County Councillor for Biddulph South and Endon Division

County Buildings, Martin Street, Stafford, ST16 2LH

www.staffordshire.gov.uk

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