

DELEGATED DECISION REPORT

NMA/2025/0007
Valid 04/09/2025

ST JAMES CHAPEL
SCHOOL LANE
LONGSDON

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2021/0781

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether or not the proposed amendment is non-material in the context of the original permission issued 21st April 2023
- Green Belt
- Character and appearance

DESCRIPTION OF SITE

SMD/2021/0781 approved 'Erection of an agricultural building' in accordance with drawing 5773/PD/22 Rev A – proposed site and location plan and drawing 5775-PD-23 Rev B, Proposed Outbuilding 1. The approved layout arrangement was as shown here in fig.1 labelled 'New Outbuilding'.

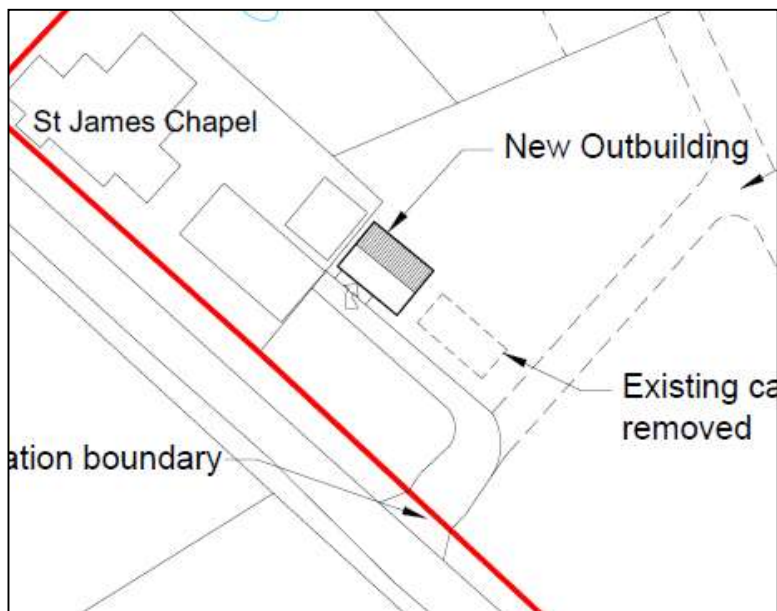


Fig. 1

PROPOSAL

The applicant is seeking by way of this NMA request to re-align the building by turning it through 90 degrees so that it would be orientated end-on to the south west / north east.

The entire building is described as coloured olive-green including a roller shutter vehicle entrance door. It measures 6m x 8m and would stand 3.5m to the roof ridge and c.2.7m to the eaves.

Figure 2 below is an image extract taken from the submitted NMA proposal layout plan similar to the area shown in fig.1 above and with the re-orientated layout highlighted.

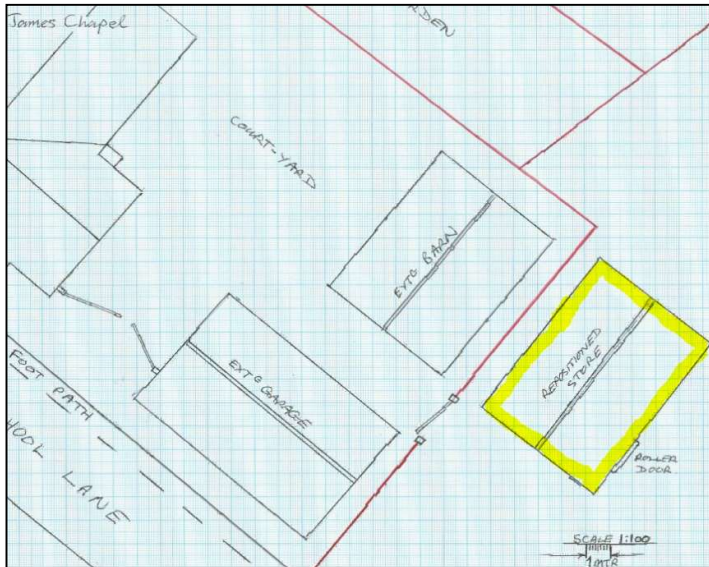


Fig.2

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0219 – Erection of a single log cabin on land behind stables – refused

SMD/2016/0221 – Proposed gate access to field for agricultural vehicles – approved

SMD/2021/0781 – Erection of an Agricultural Building – approved

CONSULTATIONS**Publicity**

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 – though the fact of the application will have appeared on the Council's web pages for applications received.

OFFICER COMMENTS**Principle of Development**

The acceptability of the development in principle at this location is confirmed by the grant of consent under SMD/2021/0781.

The Government's Planning Practice Guidance (PPG) states:

There is no statutory definition of 'non-material'. 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 local planning authority 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.

Wording in the above referenced legislation (96A) says:

In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission [or permission in principle] as originally granted.

The legislation at s.96A sub-section 3 includes the power:

- (a) to impose new conditions;
- (b) to remove or alter existing conditions.

The PPG says:

This procedure, which has no consultation requirements and minimal notification requirements, cannot be used to make a material amendment.

Design

The difference in terms of the design appearance and how the building would relate to its surroundings is judged to be minimal and can appropriately be found 'non-material'.

Amenity and Highway Safety

No new or altered impacts of any material consequence are identified.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the proposed change in orientation of the building layout at this location can be accepted as being non-material.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 31.10.2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council