



STAFFORDSHIRE
moorlands
 DISTRICT COUNCIL
 ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
 Moorlands House, Stockwell Street, Leek
 Staffordshire Moorlands, ST13 6HQ
 Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Outline permission with details of access (all other matters reserved) for residential development of up to 55 dwellings including creation of a new access, car parking and ancillary landscaping

Reference number

SMD/2018/0509

Date of decision

15/10/2019

What was the original application type?

Outline planning permission: Some matters reserved

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non-Material Amendment to vary the wording of Conditions 18 and 19 as follows, to enable preparatory works to start on site:

CONDITION 18 - DRAINAGE

The development hereby permitted shall not be commenced, with the exception of those works listed below, until such time that a Sustainable Drainage scheme, the 'Scheme' has been submitted to and approved in writing by the Local Planning Authority.

- Erection of tree protection fencing in accordance with the approved Tree Protection Plan Ref: 6838.02 Rev D (Trevor Bridge Associates)
- Tree removal works carried out in accordance with the approved Arboricultural Impact Assessment and Method Statement (Ref: 6838/AIA&AMS/Rev – Trevor Bridge Associates).
- Ground remediation works in accordance with the Intrusive Site Investigation and chemical testing undertaken by Ground Solve (report dated April 2022) approved under application ref: DOC/2022/0042.

The 'Scheme' shall include for the following:-

- a) Limiting the surface water run-off generated by the site to a maximum of 5l/s/Ha as suggested by Severn Trent so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- b) Provision of an appropriate calculated volume of attenuation flood storage on the site to a 100 year + 30% standard.
- c) Finished floor levels set no lower than 150mm above local ground level
- d) Confirmation of the body responsible for maintaining the surface water system over the lifetime of the development according to an acceptable maintenance schedule which shall also be provided demonstrating that it is achievable and that it provides a suitable number of water quality treatment elements.

The 'Scheme' shall be fully implemented before first occupation of any dwelling hereby approved and shall subsequently be maintained in accordance with the timing / phasing arrangements embodied within the approved 'Scheme'.

CONDITION 19 - FOUL AND SURFACE WATER FLOWS

The development hereby permitted shall not commence, with the exception of the works listed below, until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.

- Erection of tree protection fencing in accordance with the approved Tree Protection Plan Ref: 6838.02 Rev D (Trevor Bridge Associates)
- Tree removal works carried out in accordance with the approved Arboricultural Impact Assessment and Method Statement (Ref: 6838/AIA&AMS/Rev – Trevor Bridge Associates).
- Ground remediation works in accordance with the Intrusive Site Investigation and chemical testing undertaken by Ground Solve (report dated April 2022) approved under application ref: DOC/2022/0042.

The development shall subsequently be implemented in accordance with the approved details before the development is first brought into use.

Please state why you wish to make this amendment

The amendments will enable the applicant to make a lawful start on site (in compliance with the requirements of all other pre-commencement conditions) prior to 31 January 2026.

When preparing a site for construction of a development, the exception works listed within the updated conditions would typically take place in advance of any drainage trenches being dug and therefore amending conditions 18 and 19 in the manner we have suggested will not cause conflict with the intended purpose of each condition. As such we feel the amendments can readily be agreed as part of a NMA application. Notwithstanding, it would be great to get your initial thoughts on our suggested form of wording.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

04/12/2025

Details of the pre-application advice received

Email correspondence of 5 December 2025

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Ketley

Date

05/12/2025