

DELEGATED DECISION REPORT

NMA/2025/0028
Valid 14/11/2025

**LAND REAR OF THE
ROYAL OAK HIGH STREET
DILHORNE**

**NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2023/0326**

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

The impact on the Green Belt and the principle of the development.

DESCRIPTION OF SITE

The site is on the western edge of the village which is washed over by the Green Belt. It comprises part of a field to the west of the pub car park to the rear of the pub (which is on the High Street) and is accessed via the vehicular entrance to in the pub to the south off New Road. There are backland dwellings a short distance to the north-east and open land to the north-west and west.

PROPOSAL

This is a Non Material Amendment application to vary the Description of Development on the planning permission for five holiday let cabins, a utilities building, re-siting of the pub garden and the reconfiguration of the pub car park, approved under permission SMD/2023/0326 on 20th October 2023.

The applicant wants to reduce the number of cabins from five to four. A Variation of Condition application was submitted in late 2024 (SMD/2024/0574) to alter the siting of the facilities building for drainage reasons and the drawings show one of the approved cabins as being removed.

Due to the reduction in the number of cabins now proposed, the applicant must therefore alter the planning permission and this is the purpose of this Non Material Amendment application. This would need to be approved before the SMD/2024/0574 Variation of Condition application can be approved as this relates to the 2023 permission which still refers to there being five cabins.

A Non Material Amendment application can be used for non-material amendments to the wording of planning conditions and Descriptions of Development on Decision Notices.

The Council must decide if the amendment can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alteration to the proposed scheme (i.e. the reduction in the number of approved cabins) would be

acceptable in principle and if any significant impacts (on the Green Belt or character and amenities of the area or the environment in general) of this would arise.

If it is considered that any significant issues regarding the principle of development or such significant other impacts would arise, then the Council would not consider the amendment to be non-material and would refuse the application and therefore a new full planning application would need to be submitted for the amended proposal.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy
DC1 – Design Considerations
E4 – Tourism and Cultural Development

NPPF (Revised December 2024)

Sections 6 (Economic Development), 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0326: Erection of 5no. holiday lodges and associated facilities building, Relocation of beer garden, reconfiguration and formalisation of public house car park. Full planning permission granted in October 2023.

SMD/2024/0574: Variation of Condition 2 of planning permission SMD/2023/0326. Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

OFFICER COMMENTS

Although the reduction in holiday let cabins may appear to lead to some conflict with Policy E4 which encourages new visitor accommodation in sustainable locations, the proposal would still provide such accommodation and the number of units now proposed is not inappropriate given that Dilhorne is a small rural village with limited services for tourists and visitors. However, given that this is only a reduction of one unit, these impacts are not considered to be material.

The new proposal would lead to one less building provided which leads to less harm to the openness of the Green Belt and to the character and amenities of the area than the approved scheme. Therefore the change is not material.

Therefore the amendment to the proposal would not lead to any significant impacts and therefore the Description of Development on the planning permission can be amended accordingly to allow four holiday let cabins.

CONCLUSION

The proposed amendment will not have any materially different impact on the environment or the amenities of the area compared to the approved scheme and therefore can be treated as a Non Material Amendment to the planning permission and therefore the Non Material Amendment application can be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 12.12.25

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council