



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

Moneystone Quarry

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Swallow

Company Name

Laver Leisure (Oakamoor) Limited

Address

Address line 1

Laver Leisure (Oakamoor) Limited C/o Bolsterstone Group Plc

Address line 2

36 Beresford Way

Address line 3

Town/City

Chesterfield

County

Country

Postcode

S41 9FG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Asteer

Surname

Planning

Company Name

Asteer Planning LLP

Address

Address line 1

3rd Floor, Calico

Address line 2

53-55 Mosley Street

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M2 3HQ

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

Reserved matters application proposing details for the appearance, scale, layout and landscaping for phase 1 of the leisure development comprising 190 lodges; erection of a new central hub building (providing farm shop, gym, swimming pool, spa, restaurant, cafe, games room, visitor centre, hub management and plant areas); reuse and external alterations to the existing office building to provide housekeeping and maintenance accommodation (including meeting rooms, offices, storage, staff areas and workshop); children's play areas; multi use games area; quarry park; car parking; refuse and lighting arrangements; and managed footpaths, cycleways and bridleways set in attractive hard and soft landscaping.

Reference number

SMD/2019/0646

Date of decision

10/12/2024

What was the original application type?

Approval of reserved matters

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

Condition 6

Prior to the erection of any lodges within a phase, including the construction of their foundation bases, the internal site roads, buildings and infrastructure samples of the materials to be used in their external surfaces (including the walling, roofing, plinths, decking, skirting and balustrades) shall be submitted to and approved in writing by the Local Planning Authority. The sample materials shall be in accordance with the Materials Palette (dated August 2024) and shall include finishes, fixings and the specification of the glazed balustrade. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

Condition 8

No construction of the external surfaces (including the walling and roofing) to the hub building shall commence until the roofline details (including full details of any proposed extraction/ventilation/air con units or ducts) have been submitted to and approved in writing by the Local Planning Authority. The development should proceed thereafter in accordance with the approved details.

Condition 19

No lodge shall be occupied until such time that full details of the proposed litter bins, bin stores and the main refuse collection point have been submitted to and approved in writing by the Local Planning Authority. The detail shall be in general accordance with that shown indicatively on drawing no 1088.4-PLA-00-XX-DR-L-4003 Rev P02. The agreed litter bins, bin stores and collection area shall subsequently be installed as agreed and made available for use prior to first occupation of any of the development hereby approved and maintained as such thereafter.

Condition 20

No lodge shall be occupied until such time that full details of all proposed internal signage and street furniture have been submitted to and approved in writing by the Local Planning Authority. The detail shall be in general accordance with that shown indicatively on drawing no 1088.4-PLA-00-XX-DR-L-4000 Rev P02. The agreed signage and street furniture shall be installed as agreed and made available for use prior to first occupation of any of the development hereby approved.

Please state why you wish to make this amendment

It is proposed that the wording of Conditions 6, 8, 19 and 20 are varied as it is considered the information requested within these conditions is not required prior to development commencing.

The conditions as currently imposed, require the implementation of the works "prior to the erection of any lodges within a phase (Condition 6), 'prior to the construction of external surfaces' (Condition 8) or prior to the occupation of any lodge (Conditions 19 and 20) and therefore there is no need for the information to be submitted and approved prior to the commencement of the development.

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Asteer Planning

Date

15/04/2026