

Laura Tipple
Planning
Northumberland County Council
County Hall
Morpeth
NE61 2EF

Date: 17 December 2021

Our ref: 23811/41/JW/ADa/20514894v1

Your ref:

Dear Laura

Submission of Non-Material Amendment ('NMA') Application: Rothbury STW

Further to our recent discussions, we are pleased to submit on behalf of our client, Northumbrian Water Limited, a Non-Material Amendment ('NMA') application in respect of planning permission ref. 21/00498/FUL at Rothbury STW, Northumberland, NE65 7PL.

This application seeks to amend the planning permission granted on the 22 April 2021 for the following development:

"Extension of existing sewage treatment works including erection of operational structures, kiosks, fencing and upgrades to track and hardstanding"

The Proposed Amendments

Since planning permission was granted, a number of non-material changes have been made to the design of the STW extension to optimise its future operational performance. Notably, these include a shorter MCC building kiosk (11.5m instead of 12.6m); and the switch in position of the Motor Control Centre ('MCC') Building and the Tertiary (HSAF) Treatment Plant.

Other minor design changes include:

- Relocation of the Final Effluent Sampling Chamber to be adjacent to the HSAF Plant;
- The provision of a vehicle safety barrier along the road above the Primary Settlement Tanks (PSTs);
- Rationalisation of road turning circle radii; reduced area of concrete hardstanding at the PSTs; and reduced internal diameter of the new PSTs from 7.1m to 7.0m;
- The requirement for a new Incoming Power Supply Kiosk (internal dimensions 2100mm long by 750mm wide by 1800mm high) adjacent and to replace the existing kiosk for an increased power supply from NPG;
- The MCERTS flow meter chamber will comprise a manhole with open-mesh decking instead of a rectangular chamber with access cover; and
- Minor changes to proposed Finished Ground Levels and slopes.

Table 1 below also indicates the new plans which are to supersede the previously approved plans.

Table 1 Plans submitted to supersede Approved Plans (ref. 21/00498/FUL)

Approved Plan	Plan Reference	Revised Plan	Plan Reference
New Site Plan	ET38-MMB-00-XX-DR-T-00104-P02	New Site Plan	ET-MMB-00-XX-DR-T-104-P03.1
New Site Layout Sections	ET38-MMB-00-XX-DR-T-00105-P02	New Site Layout Sections	ET-MMB-00-XX-DR-T-105-P03.1
New Site Layout Vehicle Swept Path Analysis	ET38-MMB-00-XX-DR-T-00106-P02	New Site Layout Vehicle Swept Path Analysis	ET-MMB-00-XX-DR-T-106-P03.1
New MCC Kiosk Plan and Elevation	ET38-MMB-00-XX-DR-T-00109-P02	New MCC Kiosk Plan and Elevation	ET-MMB-00-XX-DR-T-109-P03.1
New PST Elevations	ET-MMB-00-XX-DR-T-110-P02	New PST Elevations	ET-MMB-00-XX-DR-T-110-P03.1

The Non-Material Amendment ('NMA') Approach

Whilst there is no statutory definition of a non-material amendment, Section 96A of the Town & Country Planning Act 1990 states that '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 as originally granted.' It is clear from the amendments detailed above that the effect of these changes would not materially alter the development which benefits from planning permission, and the development as a whole will not look materially different to that which was approved.

It is our view that the changes to the scheme can therefore be dealt with as a non-material amendment to the approved scheme pursuant to Section 96A of the Act.

The Application Submission

The NMA application comprises the following submission documents:

- 1 Applications Forms and Notices;
- 2 Application Covering Letter (this letter);
- 3 Application Plans and Drawings prepared by MMB:
 - a New Site Plan (ET-MMB-00-XX-DR-T-104-P03.1)
 - b New Site Layout Sections (ET-MMB-00-XX-DR-T-105-P03.1)
 - c New Site Layout Vehicle Swept Path Analysis (ET-MMB-00-XX-DR-T-106-P03.1)
 - d New MCC Kiosk Plan and Elevation (ET-MMB-00-XX-DR-T-109-P03.1)
 - e New PST Elevations (ET-MMB-00-XX-DR-T-110-P03.1)

Payment of the requisite planning application fee has been made directly via the Planning Portal.

Summary

We trust that all of the above is in order, and that the application can be validated and advanced to determination at the earliest opportunity. We will contact you in due course to discuss the timetable for determination.

Should you have any queries in the meantime, however, please do not hesitate to contact either myself or my colleague Ian Kettlewell.



Yours sincerely



Andrew Darby
Planner