

Planning Services
 Shropshire Council, PO Box 4826
 Shrewsbury, SY1 9LJ
 Tel: 0345 678 9004
 Email: customer.services@shropshire.gov.uk
www.shropshire.gov.uk/planning



Shropshire
 Council

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

Mr

First name

Christopher

Surname

Fletcher

Company Name

Address

Address line 1

2 Eaton Grange Barns Village Farm Junction To Eaton Grange

Address line 2

Eaton Upon Tern

Address line 3

Town/City

Market Drayton

County

Shropshire

Country

United Kingdom

Postcode

TF9 2BX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

01952541570

Secondary number

Fax number

Email address

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

Reference number

Date of decision

What was the original application type?

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

Please state why you wish to make this amendment

The Hetas engineer, in order to ensure smoke free operation of my log burner, needed to terminate the flue height at 2.5 metres instead of 2.25 metres as was indicated on my original drawing. At the time 2.25 metres was an estimation on my part (to clear the roof ridge) and with hindsight I should have either labelled the drawing as being for illustrative purposes only or indicated a tolerance on the height of the flue, i.e. 2.25 to 2.5 meters approximately.

In his comment on my original planning application your building control officer, Mr Alistair Dunning, stated that the flue may need to be higher than indicated on the drawing and should be fitted in accordance with manufacturers guidelines. I took this as meaning a certain degree of tolerance would be accepted and that the exact height of the flue could be determined by the Hetas engineer. Again, in hindsight I believe I should have made an amendment to the drawing at the time of the comment from building control.

This is a statement from my Hetas engineer confirming the installation was completed in accordance with all necessary regulations and the reasons for flue termination being higher than indicated on my drawing. I have attached a copy of his original e mail as a covering letter in the documents section.

"I can confirm that the flue system was constructed to meet current Building Regulations, Manufacturers Installation instructions and following Hetas guidance.

The height of the flue terminal is to ensure the appliance operates as intended and the products of combustion (flue gases & smoke) disperse and do not cause a nuisance for neighbours.

Your Hetas Certificate of Compliance also confirms this.

Kind regards

Richard Adams

Stove & Chimney Services"

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

IMG043

New plan/drawing numbers

IMG056

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

Principal Enforcement Officer

First Name

Emma

Surname

Green

Reference

Re Flue 23/09963/ENF

Date (must be pre-application submission)

17/12/2023

Details of the pre-application advice received

Advised to complete a Non Material Amendment by the Enforcement Officer following her consultation with the Northern Area Planning Manager.

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

Christopher Fletcher

Date

18/12/2023