

## 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)                        |
| <input type="text" value="489740"/> | <input type="text" value="362579"/> |

Description

Land East of Camp Road & North of Hannah Crescent Phase 2a, 3a & 3b

## 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

\*\*\*\*\* 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 for erection of 31 residential dwellings within parcel 2A (part replan of 21/0276/RESM to provide an additional 8 dwellings) pursuant to outline planning permission 15/1347/OUT

Reference number

23/0118/RESM

Date of decision

09/06/2023

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

1. Amendments to the approved plans to remove trip rails to the boundary of the development parcels
2. Amendment to the wording of condition 3 of the RM approval 21/0118/RESM to add: "The boundary treatments approved shall thereafter be retained in perpetuity for the duration of the development."
3. Addition of bin collection points to Edge Lanes which are to remain private and will not be adopted. BCP added to front of plot 275

Please state why you wish to make this amendment

To address comments raised by Phil Eley to ensure boundary treatments are retained and maintained pursuant to the requirements of condition 7 of the Outline Planning Permission 15/1347/OUT

Are you intending to substitute amended plans or drawings?

- Yes  
 No

If yes, please complete the following details

Old plan/drawing numbers

WSH-981-012 Rev C PLANNING LAYOUT  
WSH-981-005 Rev A BOUNDARY TREATMENTS

New plan/drawing numbers

SKEM-054-005-2A-J-BOUNDARY TREATMENTS  
SKEM-054-003-2A-U-PLANNING LAYOUT

## 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

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\* REDACTED \*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Reference

Phil Eley: Latest email dated 23/11/23

Date (must be pre-application submission)

23/11/2023

Details of the pre-application advice received

Apologies for the delay on this. I did refer the matter to colleagues at LCC for a discussion on the change in status of the edge lanes to private drives, with a view to understanding how this might have affected their planning assessment of the proposal at the reserved matters application stage.

Ultimately, I am advised that whilst the change is a regression in connectivity terms, it does not affect the overall conclusions reached in their assessment at the application stage.

The main issue appears to be how waste collections would be undertaken as the Council's refuse vehicles will not normally enter private drives without a signed waiver in place, and the scheme as approved does not provide BCPs adjacent the adopted highway limits. Further, the status of the edge lanes is set out on the attached plan which forms part of the approved plans for the development. The change to private drives (or to not construct to adoptable standard) would therefore not be in compliance with the permission.

Overall, I am generally content with the revisions to the perimeter fencing and for this to be addressed through an NMA as discussed. However, the above matters in terms of the status of the edge lanes and waste collection strategy will also need to be addressed, and following my discussion with LCC, I am of the view that these matters could all be addressed/regularised through the NMA process.

## 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

BARRY HERROD

Date

07/12/2023