

Planning Services
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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

Ray

Surname

Woodhams

Company Name

Address

Address line 1

Llantroft

Address line 2

Newcastle

Address line 3

Town/City

Craven Arms

County

Country

United Kingdom

Postcode

SY7 8PD

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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

Conditions 3 and 4: Remove all references to the "Bat Survey with Mitigation Plan report by Gerald Longley Ecological Consultants (dated 1st July 2021 and referenced GLEC 1144-01)" and replace with "Bat Survey Report by Mortimer Environmental Limited (dated October 2023)". The requirement in Condition 3 for an EPS Mitigation Licence from Natural England will remain. The requirement in Condition 4 for temporary bat boxes will also remain, these will be the Schwegler 2F general purpose box or similar as recommended by Mortimer environmental Ltd.

Condition 10: Remove the reference to "in accordance the recommendations in Section 6.0 of the submitted Bat Survey with Mitigation Plan report by Gerald Longley Ecological Consultants (dated 1st July 2021 and referenced GLEC 1144-01)" and replace with "in accordance the recommendations in Section 7.0 of the submitted Bat Survey Report by Mortimer Environmental Limited (dated October 2023)".

Removal of Drawing SHR20037-RevA-DR-A-015 - Bat Building Floor Plan, Elevations and Section. This drawing shows the requirements of the report issued but Gerald Longley Ecological Consultants and therefore no long applicable.

Please state why you wish to make this amendment

When we discussed with Natural England early last year the application for an EPS licence we were informed that bat surveys were only valid for a year as after one annual cycle the number & types of bats may have changed. Something were were not aware of. As our original ecological consultant had moved away we appointed Mortimer Environment Ltd to undertake a second bat survey which did find a change in the number and types of bats present in our barn. This amendment is just to replace the requirements of the original survey report with the updated requirements from the latest report. We have already acted on the Mortimer Environmental recommendations by undertaking DNA analysis of bat droppings and submitting to Natural England an application for an EPS licence. We would also like to remove drawing SHR20037-RevA-DR-A-015 as this indicates the requirements of the Gerald Longley report which are no longer applicable.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

**** REDACTED ****

Reference

Date (must be pre-application submission)

30/11/2023

Details of the pre-application advice received

The requirement to submit a formal application for an Amendment.

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

Ray Woodhams

Date

14/01/2024