

**REF: R00845/DB/MR/CM**

**VIA PLANNING PORTAL**

Planning and Regeneration  
Civic Centre  
Chesterfield Road South  
Mansfield  
Nottinghamshire  
NG19 7BH

29 January 2024

Dear Sir/Madam,

**APPLICATION FOR NON-MATERIAL AMENDMENT TO VARY PLANS APPROVED UNDER REF. 2023/0493/FUL IN ORDER TO INSTALL 1 NO. ATM WITH ASSOCIATED SECURITY CAMERA AND LIGHT AND 1 NO. WALL MOUNTED SATELLITE DISH  
9 LEEMING LANE NORTH, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE, NG19 9HZ**

I write on behalf of the applicant, Mak Properties Notts LTD, to submit a Non-Material Amendment application to vary plans approved under ref. 2023/0493/FUL in order to install 1 no. ATM with associated security camera and light and 1 no. wall mounted satellite dish.

### **Background to Application**

The site, situated on Leeming Lane, Mansfield Woodhouse, previously consisted of a building used as a car garage and workshop. The site is currently in the final stages of construction to form a retail unit. Planning permission was granted on 6<sup>th</sup> December 2023 under LPA ref. 2023/0493/FUL for the following:

*“Demolition and site clearance of existing buildings and construction of a retail unit (Use Class E), ancillary customer parking and associated works.”*

The retail unit, once constructed, is intended to be occupied as a ‘Tesco Express’. No further planning permission is required for such occupation and this application seeks a Non-Material Amendment required to facilitate this occupation only.

This non-material amendment application seeks consent for the installation of 1 no. ATM with associated security camera and light and 1 no. wall mounted satellite dish.

There is no other planning history of direct relevance to this application.

## **Proposed Non-Material Amendment**

This application seeks a non-material amendment to vary plans approved under LPA ref. 2023/0493/FUL for the installation of a new ATM on existing spandrel panel with associated security camera and light and 1 no. new wall mounted satellite dish. To facilitate Tesco's occupation of the unit it is proposed to install an ATM along the main elevation. An ATM is already displayed on the approved ground floor plan with drawing no. 0426 001 Rev 3I, approved under LPA ref. 2023/0493/FUL, and thus this application seeks to regularise the plans and show the ATM in full. An ATM is a key part of the Tesco Express operation, and it is considered that an ATM is appropriate in this location, as detailed further in the following section. Furthermore, it is proposed to install a wall mounted satellite dish to the side elevation of the retail unit, an element which is also required to facilitate Tesco's occupation.

No other amendments are proposed.

Additional information on the proposal is available on the proposed plans prepared by Tesco Feasibility Architecture (Drawing No's 01\_MANS\_01B, 02\_MANS\_02E, 02\_MANS\_02F, 03\_MANS\_03D, 02\_MANS\_02G, 02\_MANS\_02H, 03\_MANS\_03E and 03\_MANS\_03F).

## **Acceptability of Amendments**

It is notable that there is no statutory definition of non-material, and this will depend on the context of the scheme. The proposed amendment is considered non-material in this instance for the following reasons:

- The overall footprint has not been extended;
- The scale and height of the approved building will remain as permitted;
- The permitted use of the building will remain as approved;
- The amendments are planning policy compliant;
- The amendments will not breach any of the conditions attached to the planning permission;
- The red line has not been extended; and
- The amendment seeks primarily to regularise and add clarity to the existing planning permission.

As stated in the above section, An ATM is already displayed on the approved ground floor plan under LPA ref. 2023/0493/FUL, and thus this application seeks to regularise the plans and show the ATM in full. There is no policy within local planning policy documents which specifically restricts ATM's in this location. The ATM is of a standard design as located in many retail sites throughout the UK and is accepted as a necessary facility. The ATM will be accessible from the road and shop entrance, located in an open and well-lit environment, deterring physical attacks on the ATM by increasing visibility both from a distance and nearby. Additionally, a camera will be installed for security purposes and a light will be installed to further protect customers at night. Furthermore, in relation to the satellite, there is no

policy which restricts the installation of a satellite. The installation of a satellite is considered extremely minor in the context of the entire unit and will be placed on the side elevation, ensuring it remains unnoticeable and out of view.

Ultimately, it is considered that the installation of an ATM is acceptable given it was approved under the approved floor plan of LPA ref. 2023/0493/FUL. It is considered that the proposed ATM will fit well within the shopfront, be safe, and ultimately provide an additional service to shoppers. The proposal is therefore considered to be in line with the guidance on design and amenity. Furthermore, the installation of a satellite is deemed acceptable on policy terms and given it is situated discreetly on the side elevation to ensure no visibility.

Therefore, it is respectfully requested that this application for a non-material amendment in respect of planning permission reference 2023/0493/FUL for the installation of 1 no. ATM with associated security camera and light and 1 no. wall mounted satellite dish, be permitted.

## **Scope of Application**

The following supporting documents have been submitted via the Planning Portal in support of the application:

The relevant planning application fee;

The relevant planning application fee;

The completed application form;

This covering letter prepared by ROK Planning;

Site Location Plan (Drawing No. 01\_MANS\_01B);

Existing and proposed drawings prepared by Tesco Feasibility Architecture;

- o Existing Site Plan (Drawing No. 02\_MANS\_02E);
- o Existing Plan (Drawing No. 02\_MANS\_02F);
- o Existing Elevation (Drawing No. 03\_MANS\_03D);
- o Proposed Plan (Drawing No. 02\_MANS\_02G);
- o Proposed Part Plan (Drawing No. 02\_MANS\_02H);
- o Proposed Elevation (Drawing No. 03\_MANS\_03E);
- o Proposed Part Elevation (Drawing No. 03\_MANS\_03F);
- o ATM Camera Details; and
- o ATM Light Details.

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Matthew Roe ([matthew.roe@rokplanning.co.uk](mailto:matthew.roe@rokplanning.co.uk)) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,

**ROK**  
**PLANNING**

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