



BUSKER LANE, SCISSETT

NMA STATEMENT

TLC CARE GROUP

1414-RA-XX-XX-PP-A-9050

SEPTEMBER 2025

1.0 INTRODUCTION

The Application looks to regularise changes made to the existing Care Home, at Busker Lane Scissett.

During completion of the External Works there were changes made to fit with the Client/ End User Requirements and some Site Constraints.

The Main Planning Consent for the 85 Bed Care Home planning reference is **2017/90077** which was approved 11.08.2019.

This application for the Non-Material Amendment (NMA) looks to regularise the changes made to the Site Plan (External Parking, Hard and Soft Landscaped Areas) and Building Elevations.

Other Planning Approvals:

2019/90725 – 6no. Apartments – Date Approved 07.08.19

NB - The works to the apartments have not been implemented.

2019/90706 – Substation App - Date Approved 30.04.19.

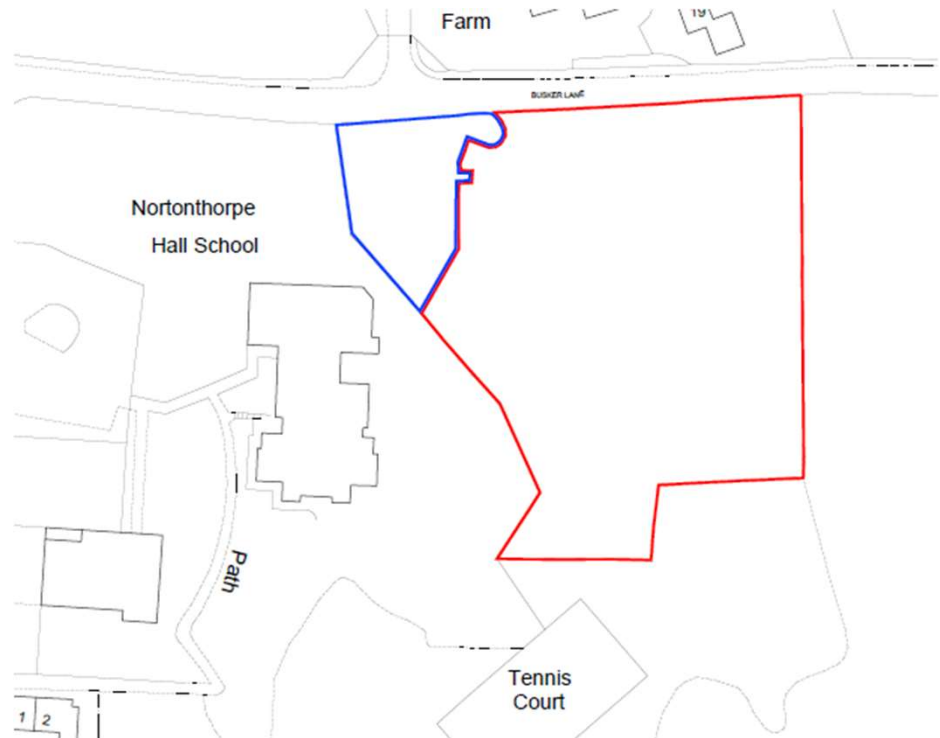
2019/90044 – Conditions App (13, 17, 20, 22 and 23) – Date Approved 28.02.19

2018/91222 - Conditions App (5, 6, 7, 11, 12 and 18) – Date Approved 18.06.19

2018/NMA/91653 – NMA for Removal of Chimneys – Date Approved 06.09.18

2018/NMA/9032 – NMA for Roof and Balcony Alternations – Date Approved 14.03.18

2017/93265 – Conditions App (1, 3, 4 and 14) - Date Approved 24.01.18.



2.0 INTRODUCTION

Summary of Changes from Approved Scheme – numbering aligns with adjacent Site Plan:

- 1 – Parking Layout and Access amended.
- 2 – Parking Layout amended to suit Substation and Gas Main Kiosk.
- 3 – Hard and Soft Landscaping amended.
- 4 – Hard and Soft Landscaping amended.
- 5 – Hard and Soft Landscaping amended.
- 6 – Hard and Soft Landscaping amended.
- 7 – Bin Store Relocated.
- 8 – Hard and Soft Landscaping amended.

The Development was complete in February 2019 and achieved a Building Regulations Completion Certificate from the Approved Inspector. The Care Home was then occupied on a phase basis in the following months and is currently occupied.

The scheme has been complete for over 6 years and has been used continuously during this period.

Please refer to Drawings below for more detailed description of amendments from the Approved Site Plan and Elevations:

- 1414_0100_Site Plan NMA 2025
- 1414_0200_North (Front) Elevations NMA 2025
- 1414_0201_West (Side) Elevations NMA 2025
- 1414_0202_East (Side) Elevations NMA 2025
- 1414_0203_South (Rear) Elevations NMA 2025



3.0 PHOTOS



1 – Car Park

Current layout showing alterations to Car Park.
– Photo Date 29.08.25.



2 – Substation Area

Photo of current substation location and car park arrangement
– Photo Date 29.08.25.

3.0 PHOTOS



3 – Front/ Side Garden

Current side garden with raised planter.
– Photo Date 29.08.25.



4 – Rear Garden

Current rear garden area and showing alterations to rear elevation.
– Photo Date 29.08.25.

3.0 PHOTOS



5 – Rear Terrace

Current Rear Terrace Hard and Soft Landscaped areas
– Photo Date 29.08.25



6 – Side Area

Current side footpath and bark mulch perimeter – Bin Store Removed from this area
– Photo Date 29.08.25.

3.0 PHOTOS



7 – Bin Store

Current Bin Store Location and Car Park
– Photo Date 29.08.25



8 – Front Entrance and Terrace

Current Hard and Soft Landscaped Area to the Building Main Entrance
– Photo Date 29.08.25