



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

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)

361930

443426

Description

Mills Way and Wolfs Fell Close, Chipping.

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Hunt

Company Name

Chipping Parish Council

Address

Address line 1

Clark House

Address line 2

Chipping

Address line 3

Town/City

Preston

County

Country

United Kingdom

Postcode

PR3 2GQ

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 (following outline planning permission 3/2014/0183) for residential development of 39 dwellings including appearance, landscaping, layout and scale.

Reference number

3/2017/0183

Date of decision

22/12/2017

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

Change the current wording of condition 15 to remove Part 14 Schedule 2 Class A (solar panels on the dwellinghouses) from the PD restriction:

Condition 15 Current wording:-

Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, unless planning permission has first been granted by the Local Planning Authority.

Condition 15 Proposed wording:

Notwithstanding the provisions of Classes B-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, unless planning permission has first been granted by the Local Planning Authority.

Please state why you wish to make this amendment

Chipping Parish Council and the Chipping Community Energy Group are exploring ways to move the community away from fossil fuels to low carbon sources of heat. Properties at Mills Way and Wolfs Fell Close use air source heat pumps for heating. Homeowners would benefit from rooftop solar PV installations which would reduce the amount of electricity consumed from the grid and reduce CO2 emissions relating to electricity generated using fossil fuels.

Condition 15 was imposed in 2017 to enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policy DMG1 of the Ribble Valley Core Strategy. Since this time there is a growing focus on the need to mitigate climate change. It is considered that the policy balance has changed in two ways since the Reserved Matters consent was granted in 2017. The urgency given to the Climate Emergency is such that measures to combat it now carry greater weight, and; the appreciation of the technology used in renewable energy is better understood and appreciated such that the use of such technologies is not considered a detractor to the character or amenity of the area.

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

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

Paul Hunt

Date

25/07/2024