


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	15.05.25	Manager:	LH	Date:	16/5/25
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Application Ref:	2025/0343			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	N/A	Site Notice:	N/A					
Officer:	Stephen Kilmartin							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Non-material amendment to reserved matters permission 3/2018/0105 involving changes to boundary fencing to plots 55, 57, 65, 68 and 70 with a 1.1m high fence. Amendments are also required to plots 55, 56, 58, 59, 61 and 69 where external brickwork is to be changed from Weinberger windmill Orange multi and Windmill Golden Multi to Forterra Village Harvest and Forterra Arden Special reserve.
Site Address/Location:	Land to the west of Preston Road Longridge PR3 3BE

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the application.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
N/A	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement DM12 – Transport Considerations Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility National Planning Policy Framework (NPPF)
Relevant Planning History: 2018/0105: Application for approval of reserved matters following outline planning permission 3/2016/0974 for the erection of 256 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/wildlife infrastructure. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Proposed Development for which consent is sought:

The applications seeks consent for a non-material amendment to reserved matters permission 3/2018/0105 involving changes to boundary fencing to plots 55, 57, 65, 68 and 70 with a 1.1m high timber fence being proposed in a number of locations in-lieu of the previously approved 1.8m brick walling.

Amendments are also sought in respect of plots 55, 56, 58, 59, 61 and 69 where external brickwork is to be changed from Weinberger windmill Orange multi and Windmill Golden Multi to Forterra Village Harvest and Forterra Arden Special reserve.

Impact Upon Residential Amenity:

The remit of the application solely relates to that of a variation to the proposed materials on a selected number of plats with alterations in relation to approved boundary fencing also being proposed. With it being proposed that 1.1m high post and rail timber fencing will be utilised in-lieu of the previously approved 1.8m high brick walling in areas fronting the public realm. As such it is unlikely that the non-material amendment will result in any measurable material impacts upon existing or future residential amenities.

Taking account of the above, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to protect against development which would result in adverse impacts upon standards of existing residential amenity and to ensure adequate levels of residential amenity for occupiers of proposed development(s).

Visual Amenity/External Appearance:

The applications seeks consent for a non-material amendment to reserved matters permission 3/2018/0105 involving changes to boundary fencing to plots 55, 57, 65, 68 and 70 with a 1.1m high timber fence being proposed in a number of locations in-lieu of the previously approved 1.8m brick walling.

Amendments are also sought in respect of plots 55, 56, 58, 59, 61 and 69 where external brickwork is to be changed from Weinberger windmill Orange multi and Windmill Golden Multi to Forterra Village Harvest and Forterra Arden Special reserve.

It is not considered that the variation to the proposed boundary treatments will result in any adverse impacts upon the character or visual amenities of the area, with the proposed replacement facing brick also being considered acceptable and appropriate to the character of the area.

In respect of the above, proposal does not raise any significant direct conflicts with Policy DMG1 of the Ribble valley Core Strategy insofar that the variation of condition 1 will result in no measurable significant harm to the character or visual amenities of the area.

Highways and Parking:

The remit of the application solely relates to that of a variation to the proposed materials on a selected number of plats with alterations in relation to approved boundary fencing also being proposed. With it being proposed that 1.1m high post and rail timber fencing will be utilised in-lieu of the previously approved 1.8m high brick walling in areas fronting the public realm. As such it is unlikely that the non-material amendment will result in any measurable material impacts upon the existing highways network or safe operation of the highway.

Taking account of the above the proposal raises no significant measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and

to ensure adequate vehicular parking provision and pedestrian infrastructure is brought forward to accommodate development.

Landscape/Ecology:

The remit of the application solely relates to that of a variation to the proposed materials on a selected number of plots with alterations in relation to approved boundary fencing also being proposed. With it being proposed that 1.1m high post and rail timber fencing will be utilised in-lieu of the previously approved 1.8m high brick walling in areas fronting the public realm. As such it is unlikely that the non-material amendment will result in any measurable material impacts upon existing habitat or species of conservation concern.

Taking account of the above, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That the non-material amendment to 3/2018/0105 be approved subject to the following condition(s):

The development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawing(s):

Planning Layout: 17037 – 01 Rev: W
Materials Layout: 17037 – R-09 Rev: F

Reason: For the avoidance of doubt and to clarify which plans are relevant to the non-material amendment hereby approved.

The applicant shall note that all conditions imposed pursuant to extant planning permission 3/2018/0105 remain valid/engaged and where applicable may require further discharge and/or adherence.