


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>SK</b>	<b>Date:</b>	<b>09.06.25</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>10/6/25</b>
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<b>Application Ref:</b>	2025/0438			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	SK			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>NMA APPROVAL</b>

<b>Development Description:</b>	Non-material amendment of planning permission 3/2023/0100 involving change of playground equipment
<b>Site Address/Location:</b>	Land west of Preston Road Longridge PR3 3BE

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
N/A	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
N/A:	

N/A	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received in respect of the proposal.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport and Mobility

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**2023/0100:**

Residential development of 91 units (plots 150-222 and 251-268) together with access roads, 200sqm community hall and associated parking, landscaping, footpaths, public open space and children's play area (amendment to previously approved reserved matters scheme 3/2021/0470 involving re-plan of site and net gain of 12 residential units). (Approved)

**2024/0042**

Approval of details reserved by conditions 6 (road adoption), 10 (surface water drainage scheme), 11 (surface water drainage operation and maintenance), 12 (surface water drainage verification report), 13 (details of play equipment), 14 (protected species licence), 17 (electric vehicle charging points), 18 (external levels and finished floor levels), 21 (boundary treatments) and 22 (biodiversity enhancement) of planning permission 3/2023/0100. (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to an existing housing site that is nearing completion having been constructed pursuant to reserved matters consent 2023/0100. The application seeks to amend previously approved play equipment within a play area towards the northern extents of the site.

In this respect the submitted details propose the installation of a sprung chicken and sheep in-lieu of the previously approved tractor and cow.

**Proposed Development for which consent is sought:**

The submitted details seek consent for a non-material amendment to amend previously approved play equipment within a play area towards the northern extents of the site. In this respect the submitted details propose the installation of a sprung chicken and sheep in-lieu of the previously approved tractor and cow.

**Impact Upon Residential Amenity:**

The submitted details solely relate to the changing of previously approved play equipment with the play area failing to benefit from any direct relationship with nearby residential receptors.

As such the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

**Visual Amenity/External Appearance:**

The submitted details seek consent for a non-material amendment to amend previously approved play equipment within a play area towards the northern extents of the site. In this respect the submitted details propose the installation of a sprung chicken and sheep in-lieu of the previously approved tractor and cow. The proposed play equipment is of a similar scale and configuration to that which was previously granted consent, as such the proposal raises no significant measurable conflict(s) with Policy DMG1 which seeks to protect against development that would undermine the character or visual amenities of the area.

**Landscape/Ecology:**

Taking account of the proposed amendment, 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 non-material amendment is recommended for approval.

**RECOMMENDATION:**

That the non-material amendment to 3/2023/0100 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):

Alston Grange LAP: Q11007

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 3/2023/0100 remain valid/engaged and where applicable may require further discharge and/or adherence.