

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	26.06.25	Manager:	LH	Date:	26.6.25
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Application Ref:	2025/0485			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	SK			
DELEGATED ITEM FILE REPORT:				NMA APPROVAL

Development Description:	Non-material amendment to application 3/2023/0305 involving amendments to the external plant area behind the building.
Site Address/Location:	land at former Higher Standen Farm (adj Swardean Way Valley Lane Higher Peak Crescent South Gate Broadfield Street) Pendle Road Clitheroe BB7 1PR

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A:	
N/A	

CONSULTATIONS:	Additional Representations.
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

National Planning Policy Framework (NPPF)

Relevant Planning History:**2023/0305:**

Proposed construction of a 68 bed residential care home, related infrastructure and landscaping.
(Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an existing development under construction pursuant to permission 3/2023/0305 which granted consent for the construction of a 68-bed residential care home including related infrastructure and landscaping. The application site lies within the defined settlement limits of Clitheroe, with the site also forming part of the 'Standen Strategic Site'.

Proposed Development for which consent is sought:

The submitted details seek consent for a non-material amendment in relation to the external plant details associated with the building currently under construction. The submitted details show that the external plant will consist of a grouping of Air Source Heat Pumps located in an area previously approved to accommodate external plant. With the submitted details also proposing external extract and AC condensers on the north facing elevation of the building.

Impact Upon Residential Amenity:

The submitted details seek consent for a non-material amendment in relation to the external plant details associated with the building currently under construction. The site area to which the application relates does not benefit from any direct immediate relationship with any nearby residential receptors and is therefore unlikely to result in any measurable detrimental impacts upon existing residential amenities.

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 in relation to the external plant details associated with the building currently under construction. The submitted details show that the external plant will consist of a grouping of Air Source Heat Pumps located in an area previously approved to accommodate external plant. With the submitted details also proposing external extract and AC condensers on the north facing elevation of the building.

The proposed plant is considered to be of a normal type and configuration that would normally be associated with development types of the scale approved, with the external plant being located to the northern extents of the building, being afforded limited views from the public realm to the south.

As such it is not considered the proposal will result in any measurable detrimental impacts upon the character or visual amenities of the area or any 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:

The proposal relates to amendments to the external plant area located to the rear of the building under construction pursuant to permission 3/2023/0305. The plant equipment will be contained within the site perimeter, being located towards the northern extents of the building. The site is currently under a state of construction with no existing habitat, trees nor hedgerow being affected by the proposed amendment.

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 non-material amendment is recommended for approval.

RECOMMENDATION:	
That the non-material amendment to 3/2023/0305 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):	
Proposed Site Plan: 12389 220018-CAA-XX-XX-DR-A-1003 C3	
Back of House Mechanical Plant Layout: 220018 WLG XX GF DR M v5051 C3	
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 3/2023/0305 remain valid/engaged and where applicable may require further discharge and/or adherence.	