

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

<b>Signed:</b>	<b>Officer:</b>	LH	<b>Date:</b>	05/06/26	<b>Manager:</b>	NH	<b>Date:</b>	05/06/26
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<b>Application Ref:</b>	3/2025/1001	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	N/A	
<b>Officer:</b>	LH	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Application Description:</b>	Non material amendment to application 3/2022/0966 involving increase in height of southern boundary fence line (20cm) and provision as acoustic fence, following updated acoustic information
<b>Site Address/Location:</b>	Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA.

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
RVBC Environmental Health – Accepts the updated acoustic report submitted with the NMA.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
Although third party comments are not invited on these type of applications one objection has been received citing concerns with the height of the fence to the north of plot 1 and land levels having been raised.	

<b>RELEVANT POLICIES:</b>
National Planning Practice Guidance: Flexible options for planning permissions

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Nature of Non-Material Amendment:</b>
<p>Consent is sought for a non-material amendment to application 3/2022/0966 which granted consent for the erection of 37 residential units with access, parking and landscaping, conversion and extension of a former dairy and refurbishment of a listed farmhouse building. Minor revisions to this consent with respect to electric vehicle charging points, cycle storage provision, house type alterations and air source heat pump locations were subsequently approved under non-material amendment application 3/2025/0001.</p> <p>The purpose of the application is to seek the Council’s opinion as to whether the changes to the previously approved development are sufficiently material in their nature and in the context of the approved development so as to require a new planning permission. Non-material amendment applications are not an application for planning permission. They do not result in the issuing of a new planning permission and relate only to the amendments sought.</p> <p>In this instance, the amendment sought relates to alterations to the previously approved boundary treatments along the southern boundary of the site and part of the side return along the eastern boundary from a 1.8m high boarded fence to a 2m high acoustic fence. Amended plans received confirm the previously approved boundary hedge and trees will be retained alongside this fencing. Additionally the plans indicate a 2m high acoustic fence along the north (side) and eastern (rear) boundary of plot 1. The</p>

approved boundary treatment plan (approved under condition 27) shows a 2m high fence along the side boundary and a 1.8m high close boarded fence along the rear. The plans demonstrate this will sit above a retaining wall however this has previously been approved as part of the levels details provided / approved for condition 22.

The amendments are being sought because the acoustic report demonstrates that this acoustic fencing will reduce the number of plots that are required to have powered ventilation.

The proposed changes do not represent a material change to previously approved boundary treatment details, in terms of impact on visual or residential amenity.

Whilst third party concerns are noted, the fence height and level changes described generally reflect the previously approved details. Should this not be the case then this would be a matter for the Council's Enforcement Team to investigate if deemed necessary.

Taking account of the above, it is considered that the amendments sought would not amount to a development that would be materially different in terms of design and external appearance to that of the original consent.

In view of the above, it is therefore considered that the proposed amendments would satisfy the threshold of a non-material alteration to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

**Observations/Assessment/Conclusion:**

The non-material amendment should be approved.

**RECOMMENDATION:**

Approve non-material amendment.