

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	27/5/26	Manager:	LH	Date:	29/5/26
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Application Ref:	3/2026/0344	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		NON MATERIAL AMENDMENT

Application Description:	Non-material amendment to planning permission 3/2022/0966 involving minor relocation of bin store, cycle hoops and associated fenceline and replacement grassed area to south of units 30-33.
Site Address/Location:	Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA.

CONSULTATIONS:	Parish/Town Council
N/A	

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

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES:

National Planning Practice Guidance: Flexible options for planning permissions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Nature of Non-Material Amendment:

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.

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.

In this instance, the amendment sought relates to the proposed relocation of the bin and cycle storage areas serving approved plots 30 – 37 whereby these features would be relocated approximately 3 metres to the South-east of their approved location, with grass reinstated in place of the previously approved bin store location and with the fenceline and access path to the bin store area reconfigured accordingly. Whilst these changes would result in only a minor change to the approved site layout, analysis shows that the relocated bin and cycle storage area would nonetheless be sited in close proximity to a Norway Maple tree (identified as T43 in the Arboricultural Impact Assessment provided in support of application

3/2022/0966). In light of this, the current application has been subject to review from the Council's Countryside Officer who has confirmed that the proposed relocation of the bin and cycle storage area would have the potential to be of detriment to the amenity value and health of the identified tree (which is a semi mature specimen that was proposed for retention as part of the originally approved development with a life expectancy at least 40 years) due to the necessary maintenance / pruning works that would be required, potential root plate damage and subsequent change of target area. Consequently, it is considered that the proposed relocation of the bin and cycle storage area would result in a material change to the development originally approved with regards to its impact upon the approved landscaping and ecology mitigation.

In view of the above, it is therefore considered that the proposed amendment would in this case exceed 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 refused.

RECOMMENDATION:

Refuse non-material amendment.