

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	27/5/26	Manager:	LH	Date:	8/6/26
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Application Ref:	3/2026/0374	 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 amendments to external materials and windows to rear elevations of dairy building conversion and garden room, amendment to external materials and door position to ancillary building conversion, minor re-positioning and external materials amendments to garage to rear of dairy building conversion.
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 amendments sought relate to alterations to the approved design of the barn conversion scheme (namely conversion and extension of former dairy and Dutch barn buildings and new detached garage building). At the application stage it was established that these buildings were not curtilage listed.

The changes proposed to the design and external appearance of the former dairy building approved for primary residential use include the addition of stone jambs to the barn's rear window openings, omission of a stone footer from the underside of the barn's rear dining room windows to allow for full length window openings and the omission of a window opening from the rear elevation of the barn's lounge / garden room extension component. Whilst these alterations could be considered as non-material in the context of the originally approved design, the proposal seeks to predominantly utilise white chalk render for the elevational profiles of the barn's lounge / garden room extension component which in turn would result in a discernible visual change relative to the originally approved vertical timber cladding and stone design.

In a similar vein, whilst the reconfigured door position within the front elevation of the Dutch barn building would amount to a non-material visual change in the context of the originally approved design, the proposal seeks to predominantly utilise white chalk render for the elevational profiles of this building which would also result in a perceivable visual change relative to the cladded design as originally approved.

Furthermore, the proposal seeks to predominantly utilise smooth blue brickwork for the side and rear profiles of the detached garage building (along with some smaller sections of white chalk render) which again would be noticeably in contrast to the predominantly vertically cladded design as originally approved.

Taking account of the above, it is considered that the amendments proposed 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 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.