

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	6/7/26	Manager:	LH	Date: 9/7/26

Application Ref:	3/2026/0475	 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:
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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 the bin store and cycle hoops would be relocated to the South-east and South of their approved locations respectively, 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 it is considered that these changes would result in only a minor change to the approved site layout, analysis shows that the relocated bin and cycle storage area and reconfigured pathway and fenceline would be sited in close proximity to two Sycamore trees and a Norway Maple tree

(identified as T41, T42 and T43 respectively in the Arboricultural Impact Assessment provided in support of application 3/2022/0966). In light of this, the proposed amendment has been subject to review from the Council's Countryside Officer who having conducted a site visit has confirmed that the proposed relocation of the bin and cycle storage area and reconfigured pathways and fenceline would have no material impacts upon the aforementioned trees. This is supported by the Addendum AIA provided.

Taking account of all of the above, the proposed amendment sought is considered to fall within the realm of a non-material change in as much that the proposed amendment would not amount to any material changes with respect to the originally approved site layout or ecological impacts that would be materially different to that of the original consent. Furthermore, it is not considered that the proposed amendment would conflict with any of the Council's Development Management Policies or conditions relating to the original planning permission granted, nor is it considered that the proposed amendment would exacerbate any concerns which were raised by any third parties at the original planning application stage.

As such, it is considered that the proposed amendment would in this case constitute a non-material amendment 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 granted.

RECOMMENDATION:

Approve non-material amendment.