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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **SK** | | | | **Date:** | | **6.12.22** | | **Manager:** | | **LH** | **Date:** | **8.12.22** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 2022/1108 | | | | | | |  | | | |
| **Date Inspected:** | | | | N/A | | | **Site Notice:** | | N/A | |
| **Officer:** | | | | SK | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **NMA - APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Non-material amendment of planning application 3/2017/0653. Amendments to the approved footbridge detail drawing and approved detailed landscape drawings. | | | | | | | | | |
| **Site Address/Location:** | | | | | Land at Chatburn Road Clitheroe BB7 2EQ | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| **N/A** | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **N/A** | | | | |  | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| N/A | | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  Section 96A - Town and Country Planning Act 1990.  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **2021/0704:**  Variation of Condition 2 (Plans) of application 3/2017/0653. Removal of Tree's 15 and 17 shown on drawing C-981-05 Rev E due to decline in condition and concerns of occupier of the new property. (Withdrawn)  **2020/0325:**  Construction of 17 dwellings with associated works, landscaping and access. (Approved)  **2019/1082:**  Discharge of condition 3 (materials) from planning permission. (Approved)  **2019/0867:**  Two flagpoles and two marketing sign boards 2m x 2m angled. (Approved**)**  **2019/0442:**  Non-material amendment to planning permission 3/2017/0653 to incorporate bi-fold doors in lieu of french doors currently approved. (Approved)  **2019/0837:**  Discharge of condition 3 (materials) from planning permission 3/2017/0653.  **2017/0653:**  Erection of 30 dwellings with associated access, landscaping and open space. (Approved) | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an existing residential housing development, constructed pursuant to planning consent 3/2017/0653. The site is located within the defined settlement limits of Clitheroe, being located towards the north-eastern extents of the defined settlement limits. | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for a non-material amendment to application 3/2017/0653 (Erection of 30 dwellings with associated access, landscaping and open space).  The submitted details propose a variation to the design and location of the previously approved ‘pedestrian link-bridge’ and the specification/design of the proposed benches to be located within the area of public open space at the northern extents of the site.  The previously approved details proposed the installation of a timber-constructed footbridge with timber handrail with the currently submitted details proposing that the bridge will be constructed of composite decking (including edging detailing) with black finish ‘Klee Klamp’ tubular handrail system.  The submitted details further propose the installation of ‘eco-rest’ benching in-lieu of the previously approved pre-cast ‘Bredbury’ style bench. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  Taking account of the nature of the proposed non-material amendment(s), it is not considered that the proposed alterations/changes will result in any additional measurable material impacts upon existing residential amenities over an above that of the extant implemented consent to which the application relates. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Taking account of the proposed variations to the previously approved footbridge arrangement and  street furniture (bench), it is not considered that the variations would be considered material in nature insofar that they will not result in any additional impact(s) upon the character or visual amenities of the area over and above that of the extant consent.  It is further considered that both elements are of a design and external appearance that would be considered appropriate to the are and respond positively to the inherent character of the development within which they will be read in context with. | | | | | | | | | | | | | | |
| **Highways and Parking:**  No implications resultant from the proposal. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No implications resultant from the proposal. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such the proposed amendment is considered to be non-material in nature and it is further considered that it will not result in any additional harm or impacts over and above that which would be resultant from the original consent. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That the non-material amendment be approved. | | | | | | | | | | | |