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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **WH** | **Date:** | **15/05/23** | **Manager:** | **LH** | **Date:** | **15/5/23** |
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| **Application Ref:** | 2023/0278 |  |
| **Date Inspected:** | N/A | **Site Notice:** | N/A |
| **Officer:** | Will Hopcroft |
| **DELEGATED ITEM FILE REPORT:**  | **REFUSAL** |
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| **Development Description:** | Non material amendment to application 3/2020/0579, involving the revision to the general arrangement of the holiday lodges and their orientation and relocation of the sewage treatment plan. |
| **Site Address/Location:** | Bowland Wild Boar Park, Wardsley Road, Chipping |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| **N/A** |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **N/A** |
| **CONSULTATIONS:**  | **Additional Representations.** |
| **N/A** |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy DMG1 – General ConsiderationsPolicy EN2 – Landscape**Town and Country Planning Act 1990:**Section 96A**National Planning Policy Framework (NPPF)** |
| **Relevant Planning History:****2020/0579:**Change of use of land to erect nine holiday lodges with parking and an associated package sewage treatment plant – Approved with Conditions |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The site is comprised of an area of land at Bowland Wildboar Park and Education Centre, which received planning permission to erect 9no. holiday cottages with parking and associated sewage treatment plant in 2020. Aerial photographs show that development has commenced. |
| **Proposed Development for which consent is sought:**The application seeks a non-material amendment to this permission. The non-material amendment relates to:* Provision of additional hard standing used as internal roads
* Alteration of the orientation of some of the lodges
* Alteration to the siting and orientation of the sewage treatment plant to the south of the site.
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| **Principle of Development and whether the amendment is ‘non-material’:**As per section 96A of the Town and Country Planning Act 1990 (as amended) a Local Planning Authority may make a change to any planning permission if they are satisfied that the change is not material. There is no statutory definition of non-material. in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning as originally granted. In this sense, the changes proposed in relation to the alteration of the orientation of some of the lodges, as well as the siting and orientation of the sewage treatment, are minor enough to be considered non-material insofar as they have effectively no impact on design and visual amenity of the site, nor the significance and character of the AONB nor any other material consideration. However, the provision of additional hard-standing to be used as internal roads – inclusive of the removal of ‘grasscrete’ parking spaces from the original site plan and replacement with 2no. tarmac parking spaces to each lodge, and ‘linking up’ of the path around the south of the site – cannot be considered non-material. This is because the level of change, by introduction of additional hardstanding and removal of grasscrete parking spaces, is sufficient enough so that it may have an impact on the significance and character of the AONB as well as the design and visual amenity of the site. As such the Local Authority do not consider that the proposed changes are non-material and for that reason the application is recommended for refusal.  |
| **Observations/Consideration of Matters Raised/Conclusion:**As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal. |
| **RECOMMENDATION**: |  |
| That planning consent be refused for the following reason(s). |
| **01:** | The proposed amendments go beyond that which could be considered as a non-material amendment under section 96A of the Town and Country Planning Act insofar as that the level of additional hardstanding and removal of ‘grasscrete’ parking spaces are considered to be a 'material' amendment. Particularly insofar that the amendment(s) could give rise to additional impact(s) or material effect(s) upon the significance and character of the AONB as well as the design and visual amenity of the site.  |