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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **SK** | **Date:** | **06.10.23** | **Manager:** | **LH** | **Date:** | **13/10/23** |
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| **Application Ref:** | 2023/0773 |  |
| **Date Inspected:** | N/A | **Site Notice:** | N/A |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **NMA APPROVAL** |
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| **Development Description:** | Non-material amendment to application 3/2021/0010 to amend the approved landscape planting plans listed under condition 1. |
| **Site Address/Location:** | Land east of Chipping Lane Longridge |
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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.** |
| No representations received in respect of the proposal. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement EN3: Sustainable Development and Climate ChangeKey Statement EN4: Biodiversity and GeodiversityPolicy DMB4: Open Space ProvisionPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DME1: Protecting Trees & WoodlandPolicy DME2: Landscape & Townscape ProtectionPolicy DME3: Site and Species Protection and ConservationPolicy DME6: Water ManagementNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****2021/0010:**Variation of Condition of planning application 3/2018/0975. Condition 1 - Proposed plot substitutions and house types. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to an existing housing site that is currently under construction pursuant to extant planning permission 3/2021/0010 which granted consent for the variation of condition 1 of planning permission 3/2018/0975 (Approval of reserved matters - layout, scale, appearance and landscaping - for Phases 2 and 3 for the erection of 193 dwellings) which granted consent for proposed plot substitutions and variations to approved house types. The application site lies within the defined settlement limits of Longridge, with the site also being a designated committed housing site (DS1 Allocation). |
| **Proposed Development for which consent is sought:**The submitted details seek consent for a non-material amendment to the approved landscaping proposals pursuant to condition 1 of planning permission 3/2021/0010 to reflect the landscaping that is currently being delivered on-site. |
| **Impact Upon Residential Amenity:**Given the submitted details solely relate to matters of landscaping/planting – it is not considered that the proposed amendment will result in any significant measurable increased material impact upon existing or future residential amenities over and above that of the previously approved landscaping provision. |
| **Highways and Parking:**No implications resultant from the proposal. |
| **Landscape/Ecology:**The submitted details seek a non-material amendment to the previously approved landscaping details associated with planning permission 2021/0010. The amended proposals do not represent a significant material deviation from that which was originally approved. It is further considered that the revised landscaping proposals provide an appropriate quantum of tree-planting and shrub/hedgerow provision that accords with the aims and objectives of Policies DME1, DME2 and DME3 and will not result in any adverse impacts upon the character nor visual amenities of the area in accordance with Policies DMG1 and DMG2.Taking account of the above, it is not considered that the proposal will result in any undue measurable material impacts upon the character, visual amenities or landscape character of the area over and above that of the original consent. As such the proposed amendments are considered to be non-material in nature and as such do not raise any significant measurable direct conflict with Key Statement EN4 nor Policies DMG1, DMG2, DME1, DME2, DME3 and DMB4. |
| **Observations/Consideration of Matters Raised/Conclusion:**As such, for the above reasons and having regard to all material considerations and matters raised that the non-material amendment is recommended for approval. |
| **RECOMMENDATION**: |  |
| That the non-material amendment be approved. |