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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **SK** | **Date:** | **09/04/2025** | **Manager:** | **LH** | **Date:** | **09/04/25** |
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| **Application Ref:** | 3/2025/0001 |  |
| **Date Inspected:** | N/A | **Site Notice:** | N/A |
| **Officer:** | sk |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Non-material amendment to application 3/2022/0966 to amend house internal floorplans to include cylinder (associated with air source heat pumps) and addition of air source heat pumps locations (externally) to dwellings |
| **Site Address/Location:** | Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA.  |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| N/A |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | **N/A** |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| N/A |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1: Development StrategyKey Statement DS2: Sustainable DevelopmentPolicy DMG1: General ConsiderationsPolicy DMG2: Strategic ConsiderationsPolicy DMe5: Renewable EnergyNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2022/0966 -** Proposed erection of 37 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages. Permitted |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Nature of Non-Material Amendment:**Consent is sought for a non-material amendment to application 3/2022/0966 in respect of the 37 new-build properties and a change in specification for heating arrangements, to allow for the use of air source heat pumps which are proposed to be installed at each property. The purpose of the application is to seek the Council’s opinion as to whether the changes to the previously approved floorplans and elevations to enable the provision of a cylinder, including minor re-positioning of windows, together with an updated site layout plan which identifies external locations of air source heat pumps for each of the 37 new-build dwellings, are sufficiently material in their nature and in the context of the approved development so as not 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. The air source heat pumps would be positioned within the individual curtilages, typically to the rear of each unit. They will not materially alter the visual appearance of the approved development. A Technical note has been submitted which considers impacts from the ASHP and concludes even making some worst case assumptions, the cumulative impact of the proposed ASHPs on existing neighbouring residents is acceptable. This has been verified by the Council’s Environmental Health Officer. In complying with relevant standards the ASHP are not considered to result in any material noise impacts.  |
| **Observations/Consideration of Matters Raised/Conclusion:**In view of the above, the proposal is considered to be 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).  |
| **RECOMMENDATION**: | That the non-material amendment be approved. |