

Signed Manager Officer
Date		

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0139	 <p>Ribble Valley Borough Council</p> <p>www.ribblevalley.gov.uk</p>
Date Inspected:	N/A	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		NON MATERIAL AMENDMENT

Application Description:	Non material amendment of planning application 3/2020/0405. Proposed new position of the control cabinet, resonance chamber and booster fan. The centralisation of interconnecting ducting.
Site Address/Location:	Jones Stroud Insulations, Queens Mill, Chatburn Road, Longridge, PR3 3BS

CONSULTATIONS:

No representations have been received in respect of the proposed development.

RELEVANT POLICIES:

National Policies:

National Planning Policy Guidance (NPPG)

Relevant Planning History:

3/2020/0405- Installation of a replacement air purification system (Voxidiser) adjacent to another existing Voxidiser- Approved with Conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site:

The application relates to the Jones Stroud Insulations Site in Longridge. The development site is located within the centre of the site approximately 80 metres from Queen Street.

Nature of Non Material Amendment:

Consent is sought for a non-material amendment to the previous planning permission (3/2020/0405). The non-material amendment seeks to make changes to the positioning of equipment within the footprint of the approved air purification system (Voxidiser). The application specifically proposed a new position for the control cabinet, resonance chamber and booster fan as well as the centralisation of the interconnecting ducting.

Observations/Assessment/Conclusion:

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 fresh planning permission. Non-material amendment applications are not an application for planning permission and do not result in the issuing of a new planning permission and relate only to the amendments sought.

It is considered that the proposed new positioning of the control cabinet, resonance chamber and booster fan and the centralisation of the interconnecting ducting will not have a material effect on the appearance of the application site. This is due to the amended development remaining within the footprint of that approved under application 3/2020/0405 and no additional equipment is proposed that exceeds the height of equipment already approved. As such, it is considered that the proposed substitution is non-material and thus the application is recommended for approval.

In view of the above, the proposal does 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).

RECOMMENDATION:

That the non-material amendment be granted.