

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	01/02/2021
Planning Development Manager authorisation:	TC	01/02/2021
Admin checks / despatch completed	CC	02.02.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	DB	02.02.2021

Application: 20/01752/NMA **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Bellway Homes

Address: Land East Side of Landermere Road Thorpe Le Soken

Development: Non-material amendment to application 19/00369/DETAIL - Alterations to roof tiles for plots 1, 11-14 and 35.

1. Town / Parish Council

No comments required.

2. Consultation Responses

None required.

3. Planning History

16/30189/PREAPP	EIA Screening Opinion for the proposed development of 98 dwellings and supporting infrastructure.		06.10.2016
16/01169/OUT	Outline planning permission for the erection of up to 98 dwellings, public open space and supporting site infrastructure with all matters reserved apart from access.	Approved	28.04.2017
17/30117/PREAPP	Reserved Matters layout for 98 units in line with outline application, or to increased unit numbers on site.		16.05.2017
17/30217/PREAPP	Further advise for reserved matters application, further to approved planning application 16/01169/OUT for 98 dwellings.		26.10.2017
17/01374/DISCON	Discharge of condition 18 (Wildlife protection measures) of planning permission 16/01169/OUT.	Approved	04.10.2017
17/01482/DETAIL	Reserved matters application for the erection of up to 98 dwellings, public open space and supporting site infrastructure and site access.	Approved	13.12.2017

17/01542/DISCON	Discharge of conditions 6 (Construction Traffic Management Plan), 7 Part A (Access Details), 8 (Surface Water Drainage Scheme), 9 (Surface Water Run-off Scheme), 10 (Maintenance Plan), 13 (Tree Protection Details), 14 (Archaeology Trial Trenching Programme), 16 (Construction Method Statement), 17 (Fibre Optic Details) and 19 (Lighting Strategy) for approved application 16/01169/OUT.		24.04.2018
17/01734/DISCON	Discharge of condition 7 part B (Bus Stop Details) of approved planning application 16/01169/OUT.	Approved	18.06.2018
18/00916/DISCON	Discharge of Condition 7 Part C (Residential Travel Information Packs) of 16/01169/OUT.	Approved	14.09.2018
18/00945/DETAIL	Variation of condition 1 of application 17/01482/DETAIL - Change of Materials.		20.07.2018
18/01195/NMA	Non material amendment to 17/01482/DETAIL - Change to materials schedule to better reflect available materials.	Approved	07.08.2018
18/01459/DISCON	Discharge of condition 14 (Archaeological excavation & watching brief) to approved planning application 16/01169/OUT.	Approved	10.10.2018
19/00369/DETAIL	Reserved Matters Application following Outline Approval of 16/01169/OUT considering appearance only to allow for a change in brick and roof tile materials (variation of previously approved 17/01482/DETAIL and 18/01195/NMA).	Approved	19.06.2019

4. Relevant Policies / Government Guidance

Not applicable.

5. Officer Appraisal (including Site Description and Proposal)

Overview and Main Considerations

From 1st October 2009 a new provision under Section 96A of the Town and Country Planning Act came into force allowing a Local Planning Authority, on application, to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.

The key test as to the acceptability of an application for a non-material change is whether the change is material to any development plan policy. If the answer is 'no', three further tests should be applied:

1. Is the proposed significant in terms of its scale (magnitude, degree etc.), in relation to the original approval?
2. Would the proposed change result in a detrimental impact either visually or in terms of amenity?
3. Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?

History

The application relates to the development of 98 dwellings, public open space and supporting site infrastructure approved under planning reference 16/01169/OUT. Application 17/01482/DETAIL then dealt with the approved of the reserved matters with an NMA approved under reference 18/01195/NMA. Subsequently, application 19/00369/DETAIL was approved considering appearance only to allow for a change in brick and roof tile materials (variation of previously approved 17/01482/DETAIL and 18/01195/NMA).

Assessment

The proposal comprises of the following amendments to planning approval 19/00369/DETAIL:

- Alterations to roof tiles for plots 1, 11-14 and 35.

The proposed amendments are detailed within the accompanying cover letter as follows:

Plot number	Approved roof tile	Proposed roof tile
1 (house only)	Forticrete Pan8, Red	Forticrete Pan8, Sunrise Blend
11	Forticrete Pan8, Sunrise Blend	Forticrete Gemini, Sunrise Blend
12	Forticrete Pan8, Sunrise Blend	Forticrete Gemini, Sunrise Blend
13	Forticrete Pan8, Sunrise Blend	Forticrete Gemini, Sunrise Blend
14	Forticrete Pan8, Sunrise Blend	Forticrete Gemini, Sunrise Blend
35 (house only)	Forticrete Pan8, Red	Forticrete Gemini, Sunrise Blend

The degree of change being proposed compared to the original approval would not be significant in terms of the overall appearance of the development. The materials proposed would be of a similar appearance to those approved previously and are sympathetic to the local vernacular. The proposed amendments would not result in any additional impact or harm to visual amenity and no third parties would be disadvantaged in any way as a result of the proposed alterations.

Conclusion

In this instance it is considered the amendments being sought are minor and are therefore acceptable as a non-material amendment to the approved plans attached to 19/00369/DETAIL.

6. Recommendation

Approval Non Material Amendment

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plan and materials: TLS:803 P6.

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

Non-Material Amendment Informative

You are advised that this decision is for minor amendments only and should be read in conjunction with the decision notices for applications 16/01169/OUT, 17/01482/DETAIL and 19/00369/DETAIL which will contain a number of conditions and informatives that still apply.