

DELEGATED ASSESSMENT

Application no: PA/2023/1213

Proposal: Application for a non-material amendment to PA/2022/2135 namely to install an additional hopper, relocation of intake pit, new localised route for vehicle access & new control room

Location: North Moor Farm, Access Roads to North Moor Farm, Belton, DN17 4DA

Applicant: Ross Hewson

Officer: Daniel Puttick

Section 190 of the Planning Act 2008 introduced a new section 96A into the Town and Country Planning Act 1990 (as amended). This section sets out a simple mechanism by which non-material changes to existing planning permission can be permitted without having to submit a completely new application.

Under Section 96A, a local planning authority may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. Under this section, there is no requirement to undertake public consultation and policies within the development plan are not relevant. The only issue for consideration falls on whether the proposed changes would be material.

ASSESSMENT

Planning permission has previously been granted for the construction of three grain silos each with a capacity of 1000 tonnes at North Moor Farm near Belton. Development has not yet commenced, but would provide for three silos each being approximately 15.3m in overall height with conical roof structures. Associated apparatus and frames would increase the overall height of the development to approximately 20.5m. The approved scheme made provision for ancillary equipment and access arrangements for vehicles, with changes proposed as part of this application to various elements within the development.

The changes proposed as part of this application would see the provision of an additional hopper, relocation of the intake pit, rerouting of the internal access road and additional of a control room within the area immediately adjacent to the grain silos. In the context of the scale of development authorised through planning permission granted under application PA/2022/2135, the proposed changes are considered to be very minor in nature. They would not result in changes to the nature or description of the proposed development, which provides for hardstanding and ancillary equipment.

Having regard to the provisions of Section 96A of the Act, the proposed changes are considered acceptable and would not materially alter the nature or description of the development approved under application PA/2022/2135. It is therefore recommended that the application be approved.

RECOMMENDATION: Non-material amendments approved.