

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00707/ANM

CASE OFFICER

Ryan Killeen

DETERMINATION DATE 06.08.2025 **EXT OF TIME**

Address: North Manchester Golf Club Manchester Old Road Middleton Rochdale M24 4PE

Proposal: Application for a non-material amendment to planning application 21/01797/FUL in relation to the substitution of house type on plots 9, 10, 20-23, 55 & 56 (replacing Thornbury House Type with Windsor House Type)

PUBLICITY	Weekly list expired?	N/A	Site notice expired?	N/A
	Neighbour letters expired?	N/A	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N/A	Contrary to national policy?	N/A
	Applicant a Council Member or officer?	N/A	Contrary to previous decision?	N/A
	Major with 10 or more objections and recommending approval?	N/A	Called in or Planning Panel objection?	N/A

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION**GRANT SUBJECT TO CONDITIONS****CHECKED AND SIGNED OFF BY:** RG**DATE:** 17 July 2025

SITE

The application relates to North Manchester Golf Club in Middleton which is accessed from Manchester Old Road, 1km west of Middleton Town Centre and 1.4km east of J19 of the M60. The Club comprises an 18-hole course set to the north of a clubhouse, car park and greenkeepers store set across a total area of 64ha with well-established vegetation threaded through the site demarcating the course layout and site boundaries.

More specifically, the application relates to the short-game practice area which is set at the south of the club complex. The short-game practice area is a c.2ha parcel bounded by the site access and a linear arrangement of Poplar trees to the west and dwellings on Kings Drive to the east. Whilst densely vegetated to the northeast, the practice area is primarily comprised of well-maintained grassland and a single bunker with sparse tree-planting to the southern and eastern boundaries.

The site is designated as a Recreational Open Space under saved UDP Policy G/3 and a Greenspace Corridor under saved UDP Policy G/8 and falls wholly within Flood Zone 1. Alkrington Woods, which covers an expansive area south of Manchester Old Road, includes the River Irk and is designated as a Local Nature Reserve and Site of Biological Importance.

PROPOSAL

The application seeks a non-material amendment to Planning Permission 21/01797/FUL in order to substitute the Thornbury House Type at Plots 9,10, 20, 21, 22, 23, 55 & 56 to the Windsor housetype.

The substitution has arisen in order to deliver an improved specification of affordable housing on site.

For the avoidance of doubt, there are no changes to the approved layout required to accommodate the substitution.

RELEVANT PLANNING POLICY

Legislation

Town and Country Planning Act 1990 – Part III Section 96A

Local Planning Authorities are enabled to make changes to planning permission; 1990 Planning Act (as amended), section 96A provides:

96A Power to make non-material changes to planning permission

(1) 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.

have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3) The power conferred by subsection (1) includes power—

(a) to impose new conditions;

(b) to remove or alter existing conditions.

It is clear that provided *they are satisfied* that the change is not material Rochdale BC can *make a change* to the original permission.

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

21/01797/FUL Residential development comprising 56 dwellings; erection of a replacement club house to include shop, function room and greenkeepers store; construction of bridge link from club house to golf course; relocation of the existing practice area / driving range; construction of a replacement car park; and, associated landscaping and infrastructure, following demolition of the existing clubhouse and residential dwelling. – Granted STC

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

N/A

ANALYSIS

Planning permission 21/01797/FUL granted consent for the development of 56 dwellings including their associated access and highways infrastructure, public open space and other landscaping and other relevant infrastructure, in addition to the demolition of existing clubhouse and extension and conversion of existing greenkeepers store to form new clubhouse, erection of new greenkeepers store, new parking layout including landscaping and the relocation of practice area. This application concerns the substitution of 8 plots within the residential development.

The proposed

Paragraph 002 to section 17a of the National Planning Practice Guidance (NPPG) states that:

‘There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990’.

Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved plans are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.

Paragraph 008 to section 17a of the NPPG states that in making decisions on non-material amendment applications, the local planning authority should take into account:

'the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.'

Paragraph 011 to section 17a of the NPPG states that the issuing of an approval for a non-material amendment application:

'...only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.'

Section 96A of the Town and Country Planning Act 1990 also allows for new conditions to be imposed, or existing conditions to be removed or altered in the issuing of a decision for a non-material amendment application.

The approved and revised housetypes are directly comparable in respect of their floor area, internal layout including number of bedrooms, size and scale. The predominant differences between the two relate to the appearance of the buildings themselves, with the proposed Windsor housetype being visibly two-and-a-half storey building versus the two-storey scale of the Thornbury along with different roof forms.

Notwithstanding, the overall vernacular of each housetype is similar, and both assimilate as well with the remaining plots on site as to blend in with the overall development, thus not having a material impact upon the visual qualities of the end development. As such the proposals are considered to sit comfortably within the scope of an application under s.96A.

RECOMMENDATION

GRANT subject to the following condition:

2. The development hereby approved shall be carried out in accordance with the following plan(s):

- ② NMGCMPL/001 - Planning Layout - Rev P52
- ② T-S2.1-3T1060D-NDSS-TB/01 – Windsor Rev B

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Notes for Applicant:

This decision notice is to be read alongside that issued with planning permission 21/01797/FUL and all conditions that were imposed on all previous applications and amendments, with the exception of those conditions which are explicitly varied in accordance with the provisions of this decision or which have been explicitly varied by way of other S96A non-material amendments.