

APPLICATION NUMBER: 25/00232/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00232/ANM

CASE OFFICER

Rachel Carney

DETERMINATION DATE 18.04.2025 EXT OF TIME 16.05.25

Address: Hollingworth Lake, Rakewood Road Littleborough OL15 0AT

Proposal: Application for non-material to planning permission 23/01330/FUL to re-site the shelter/storage structure, picnic benches and table within the approved site boundary

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	Contrary to national policy?	n
	Applicant a Council Member or officer?	n	Contrary to previous decision?	n
	Major with 10 or more objections and recommending approval?	n	Called in or Planning Panel objection?	n

COMMENTS	Planning Panel comments received?	n
	Neighbour comments received?	n

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

RECOMMENDATION	APPROVE
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CHECKED AND SIGNED OFF BY: LA

DATE: 14.05.25

SITE

The application site is located adjacent to the southern bank of Hollingworth Lake, located to the south of 'The Pavilion', a small café on the lake side. Access to the site is via the existing public right of way (LitFp449) which runs around the edge of the lane and leads to Rakewood Road.

The application site currently comprises an area of woodland which is located in between two rights of way (LitFp449 and LitFp448) with other undesignated track/paths crossing near the site.

PROPOSAL

The application seeks a non-material amendment to re-site the shelter/storage structure and picnic benches and tables which were approved under application 23/01330/FUL for a high net and low net activity course.

The shelter/storage structure, picnic benches and tables were approved to the west of the site with the shelter/storage structure located adjacent the west and southern boundaries and the picnic benches and tables sited north east of the shelter/store, and to the north west of the high nets.

The current application seeks to almost swap these positions, with the benches and tables proposed adjacent the west and southern boundaries and the shelter/storage shelter proposed adjacent to the west and northern boundaries.

RELEVANT PLANNING POLICY

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development
JP-S4 Flood risk and the water environment
JP-G2 Green infrastructure network
JP-G7 Trees and woodland
JP-G8 A net enhancement of biodiversity and geodiversity
JP-G9 The Green Belt

Adopted Rochdale Core Strategy (CS):

E5 Encouraging the visitor economy
E6 Supporting and diversifying the rural economy
C6 Improving health and well being
C8 Improving community, sport, leisure and cultural facilities
P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G4 Protecting green belt
G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
T2 Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/2 Green Belt

RELEVANT SITE HISTORY

23/01330/FUL - Installation of a high net and lower ground activity course including, timber framed shelter, storage container and 2.4m high boundary fencing and gates (Resubmission of 22/00568/FUL) - Approved

CONSULTATION RESPONSES

Tree Officer

No objections

REPRESENTATIONS

In line with the Council's code of publicity for this level of application, no letters of notification were issued and no representations have been received.

ANALYSIS

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 application seeks to change the position of the shelter/storage shelter and the picnic benches and tables. The application form details that the proposed shelter is in the way of big tree roots, so the base for the shelter couldn't be done, as the roots would be affected. It is then stated that the simplest solution is to swap the current shelter/storage structure and picnic benches and table to avoid the tree roots.

As the justification for the application is to avoid damage to tree roots, GMEU have been consulted on the application and confirmed no objections to amended scheme. With this advice from GMEU, the LPA are satisfied that the proposed amendment would not adversely affect trees around the site and that the amendment is acceptable in respect of arboricultural impact.

In other consideration, the design, scale and construction of the storage shelter, picnic benches and table is not proposed to alter from that previously approved, and the "swapping" of these two elements would not adversely impact on the visual amenity of the development or impact on its setting.

The principle of development has previously been accepted and this proposed amendment does not alter that principle nor seek to increase the scale of the development or alter it in a way that would impact on matters such as highway safety, ecology and amenity of other users. Therefore, in light of the above it is considered that the repositioning of the shelter/storage structure and the picnic benches and tables would not be a material change from the development previously approved and it considered to constitute a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990.

RECOMMENDATION

APPROVE

Grant, subject to the following condition:

This decision relates to the following plans and documents:

Location Plan - Drawing no. P03

Existing Site Plan - Drawing no. P02

Proposed Site Plan - Drawing no. HCS0001A - Sheet 1 of 2 Revision C

Proposed Site Plan - Drawing no. HCS0001A - Sheet 2 of 2 Revision C

Design - Drawing no. HCS0001A - Sheet 1 of 21

Overall Dimensions - Drawing no. HCS0001A - Sheet 2 of 21

Renders - Drawing no. HCS0001A - Sheet 3 of 21

Climbing Structure Elevations - Bottom (West) - Drawing no. HCS0001A - Sheet no. 4 of 21

Climbing Structure Elevations - Left (South) - Drawing no. HCS0001A - Sheet no. 5 of 21

Climbing Structure Elevations - Right (North) - Drawing no. HCS0001A - Sheet 6 of 21

Climbing Structure Elevations - Top (East) - Drawing no. HCS0001A - Sheet 7 of 21

Fence Outline - Drawing no. HCS0001A - Sheet 8 of 21

Fence & Gate Details - Drawing no. HCS0001A - Sheet 9 of 21

Timber Framed Shelter - Drawing no. HCS0001A - Sheet 10 of 21

Climbing Wall - Bespoke Building Onsite - Drawing no. HCS0001A - Sheet 11 of 21
Tower Foundation Layout - Drawing no. HCS0001A - Sheet 12 of 21
Frame Details - Drawing no. HCS0001A - Sheet 13 of 21
Generic Tower Design - Drawing no. HCS0001A - Sheet 14 of 21
Tower Timber Elements Dimensions - Drawing no. HCS0001A - Sheet 15 of 21
Top Beam Dimensions - Drawing no. HCS0001A - Sheet 16 of 21
Fall Nets Overview - Drawing no. HCS0001A - Sheet - 17 of 21
Bridge Overview - Drawing no. HCS0001A - Sheet no. 18 of 21
Stairs Overview - Drawing no. HCS0001A - Sheet 19 of 21
Large Bounce Net - Openings - Drawing no. HCS0001A - Sheet 20 of 21
Large Bounce Net - Support Frame - Drawing no. HCS0001A - Sheet 21 of 21
Universal Gate Product Information
3d Images 1 - 8
Example Activity Images

and the development shall be carried out in accordance with these drawings hereby approved.

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 and the National Planning Policy Framework.

This decision notice is to be read alongside that issued with planning permission 23/01330/FUL and all conditions that were imposed on the previous planning permission remain.

Report Author Rachel Carney