APPLICATION NUMBER: 20/01570/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01570/ANM	Ryan Killeen	13 January 2021

Address: 4 Chapel Walk Middleton M24 4QB

Proposal: Application for non-material amendment to planning permission 20/00144/FUL to reduce the number of defensive bollards from two to one

PUBLICITY	**Weekly list expired?**	Y	**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/A

EIA	**Screening opinion completed and saved to Onbase?**	N/A

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	

CHECKED AND SIGNED OFF BY: KN DATE: 14.01.2021

SITE

This application relates to no.4-5 Chapel Walk, a single fronted retail unit in Middleton. This row of properties consists of 5 shops on the ground floor with residential use above and associated car parking space on the front to the east.

PROPOSAL

This application seeks to amend the quantity of defensive bollards associated with the approved ATM scheme, reducing from 2 to 1.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

08/A5725 – Internally Illuminated ATM Sign – Withdrawn 28th November 2008

08/D51476 – Installation of ATM to Front Elevation of Shop – Withdrawn 28th November 2008

20/00144/FUL - Installation of an automated teller machine (ATM) on front elevation – Granted subject to conditions – April 2020

20/00145/ADV - Internally illuminated ATM surround sign and logo panel – Granted subject to conditions – April 2020

20/01112/DOC – Submission of details to comply with condition 3 on planning permission 20/00144/FUL – Request completed

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

In accordance with national policy, this application has not been publicised.

ANALYSIS

The PPG states that there is no statutory definition of 'non-material' in respect of non-material minor amendments. 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. This stipulates that 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.

Section 96A of the Town and Country Planning Act 1990 states that in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under S96A (as a NMA), on the planning permission originally granted.

The appearance of the approved scheme will remain mostly unchanged in terms of size, height, design and colour. The proposed amendments are minor in the context of the approved scheme and the wider surrounding development and will have no difference in visual impact when viewed from the highway.

The changes seek to reduce the quantity of protective bollards from 2 to 1. It is not considered that this would amount to any change on the user safety of the ATM or its visual appearance.

As such the LPA is satisfied that this amendment would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to the following condition:

1. This decision relates to the following drawings :-

   - EO23244 – Rev.03 – PROPOSED AUTOMATED TELLER MACHINE (ATM) INSTALLATION FOR CASHZONE – Received 21/12/202

   and the development shall be carried out in complete 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, the saved policies of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Notes for Applicant:

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 20/00144/FUL

Report Author Ryan Killeen