Planning application no. 2023/03237

Description – non-material amendment to 2021/04201 – revised boundary treatment of plot 33 and revised boundary treatment to the northern boundary with the Football Club

Site address – land off Firs Road, Alderbury

This application has been submitted under the provisions of S.190 of the Planning Act 2008, which inserts S.96a into the Town and Country Planning Act 1990, for a Non-Material Amendment to the approved plan. This Council has to determine whether the proposed change is 'material' and in this determination regard must be had to the effect of the change. To be acceptable as a non-material amendment the change must be non-controversial, not affect neighbours or change the substance of the application.

The site, the subject of this application, is for the construction of 50 dwellings, access, Guide hut, Pre-school building and associated works under ref.no. 2021/04201, a Reserved Matters application. Development has commenced on site for the construction of the access. This planning permission was granted subject to conditions, condition 1 specifying the approved plans. This NMA application requests minor amendments to the approved plans.

The proposed changes include;

- A minor change to the boundary treatment of Plot 33 to replace a proposed wall with a CB fence. This is required as the wall cannot be built close to an existing rising main running along the boundary.
- To amend the boundary treatment to the Football Club to the north from the post and rail fencing shown on the earlier landscape plan to a 2m metal mesh fence.

The proposed new fence for Plot 33 is considered to be acceptable. It is a dwelling adjacent to the boundary of the site, but is not close to any existing property outside of the site, and the new fence will not be obvious from within the site. The reason for the change due to the location of an existing rising main is legitimate and it would not be acceptable to leave the dwelling with no boundary feature because of the presence of this major piece of infrastructure.

The amendment to the fencing along the northern boundary is also acceptable as it will match that now proposed around the existing school site, and will be more open in appearance that the previously discussed CB fencing in this location. It will give a clear boundary to the site, whilst securing the scheme from the effect of football being played on the adjoining land.

The amendments are therefore considered to be non-material to the planning permission as originally granted and is therefore acceptable as a Non-Material Minor Amendment.

The application is therefore recommended for approval.

Recommendation: Grant, subject to the following conditions:

1) The development hereby permitted shall be carried out in accordance with the following approved plans:

   Site Layout Pegasus P19-1086_13J J

   Site Layout Pegasus P19-1086_34A (in relation to Plot 33)
   Site Location Pegasus P19-1086_14 B
   House pack Pegasus P19-1086_17
   [see below for ref for each plan] N/A
   [Seee below for rev]
   Tenure Plan Pegasus P19-1086_22E E
   Guide Hut Pegasus P19-1086_26 -
   Street Scenes Pegasus P19-1086_27 B
   Materials Plan Pegasus P19-1086_28 E
   Open Space Plan Pegasus P19-1086_16 C
   HOUSETYPES
   Eveleigh Floor Plans and elevations 42, 43 P19-1086_29-Sheet-1 -
   Eveleigh Floor Plans and Elevations 40, 41 P19-1086_29-Sheet-2 -
   Elmsie Floor Plans and Elevations 26,25 P19-1086_29-Sheet-3 -
   Elmsie/Eveleigh/Elmise Elevations 30 - 32 P19-1086_29-Sheet-4 -
   Elmsie/Eveleigh/Elmise Floorplans 30-32 P19-1086_29-Sheet-5 -
   Becket Floorplans and Elevations 10, 29 P19-1086_29-Sheet-6
   Becket Floorplans and Elevations 33 P19-1086_29-Sheet-7 -
   Becket Floorplans and Elevations 20,21,13
   P19-1086_29-Sheet-8 -
   Mylne Floorplans and Elevations 28,34 P19-1086_29-Sheet-9 -
   Mylne Floorplans and Elevations 2, 35, 38,44, 3,36,39,45 P19-1086_29-Sheet-10 -
   Pembroke Floorplans and Elevations 11, 24 P19-1086_29-Sheet-11 -
   Knightley Floorplans and elevations 1,9,27 P19-1086_29-Sheet-12 -
   Knightley Floorplans and elevations 16 P19-1086_29-Sheet-13 -
   Knightley Floorplans and elevations 12,19,22 P19-1086_29-Sheet-14 -
   Knightley Floorplans and elevations 23,46 P19-1086_29-Sheet-15 -
   Knightly Floorplans and Elevations 37 P19-1086_29-Sheet-16 -
   Atkins Floorplans and Elevations 47, 48 P19-1086_29-Sheet-17 -
   Atkins Elevations 4-6 P19-1086_29-Sheet-18 -
   Atkins Floorplans 4-6 P19-1086_29-Sheet-19 -
   Asher Floorplans and elevations 7,15,8,14 P19-1086_29-Sheet-20 -
   Atkins/Asher Floorplans and Elevations 49/50 P19-1086_29-Sheet-21 -
   Garage Floorplans and Elevations See site layout P19-1086_29-Sheet-22 -
   1 External Levels Plan Ardent 2101520-002 B
   2 Drainage Plan Ardent 2101520-003 B
   4 Tracking Ardent 2101520-005 B
   5 Geometry and Visibility Ardent 2101520-006 E
   1 Soft Landscape Proposals Sheet 1 of 2 CSA 5477_100 -E

2 Soft Landscape Proposals Sheet 2 of 2 CSA 5477_101 - E
3 Hard Landscape Proposals sheet 1 of 2 CSA 5477_102 - G
4 Hard Landscape Proposals Sheet 2 of 2 CSA 5477_103 - G
5 Landscape Masterplan CSA 5477_104 - G
6 Ecological enhancements Plan CSA 5477/106 A
3 Planning Statement (incorporating Affordable Housing Statement and SCI) Tetra Tech HP21007 - 784-B027568 - PS V2
C7
Arboricultural Impact assessment (incorporating tree survey and protection plan) Barton Hyett BHA_4323_AIA B
8 Update Ecological Appraisal (Submitted 10.05.21) CSA CSA/5477/02 -
9 Information to Inform Habitat Regulations Assessment (Submitted 10.05.21) CSA CSA/5477/01

REASON: For the avoidance of doubt and in the interests of proper planning.