

DELEGATED DECISION REPORT

NMA/2023/0028 Valid 24/11/2023	HAYFIELD CRICKET CLUB, MARKET STREET, HAYFIELD, DERBYSHIRE, SK22 2EP	NON MATERIAL AMENDMENT TO HPK/2023/0007 (NON MATERIAL AMENDMENTS)
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MAIN ISSUES

- The main issue relates to whether the proposed amendment to the approved scheme is non-material.

PROPOSAL

The application seeks a Non-Material Amendment to planning approval HPK/2023/0007, which granted consent for an extension and internal alterations to Hayfield Cricket Club pavilion.

The amendment proposed is described as: Internal alterations, south elevation brought forward to create internal space (as approved under NMA/2023/0014), changes to windows and doors and external hardstandings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0007 - Single storey extension and internal alterations – Approved – 09/03/23.

NMA/2023/0014 - Application for a Non-Material Amendment Following a Grant of Planning Permission in relation to application HPK/2023/0007 re: Single storey extension and internal alterations – Approved – 27/07/23

CONSULTATIONS

N/A

OFFICER COMMENTS

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.

Consent has previously been granted to amended the design of the proposed development under NMA/2023/0014. It is necessary to consider whether those previously approved amendments, along with those now proposed would remain non-material to the original consent granted.

This proposed NMA seeks to amend the approved scheme through alterations to the design of the extension and internal alterations. The scale and footprint of the extension would remain as previously approved, with the design alterations principally relating to changes to the fenestration. Separate doors are proposed to the new and existing changing rooms. Along with one less window on the southern and eastern elevations. The scheme also includes changes to the patio which would be level across the whole frontage and include an access ramp.

The proposed alterations would not increase the overall scale or mass of the building. The proposed changes to the elevations, whilst providing larger openings would not unduly alter the overall character or appearance of the approved development. Changes to the patio to provide a completely level area, and access ramp are considered to be low key alterations. It is also noted that the proposed works are necessary to make the development DDA compliant.

The proposed changes, including those previously granted, are what can reasonably be considered to be non-material in the context of the approved scheme.

CONCLUSION

In summary, it is considered that within the context of the original application the proposed changes are within the scope of a non-material amendment application and are acceptable.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 13/12/23

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council