

Delegated Application Report

Target Date: 14th October 2025

Address: Green Park Village

Application No: 2PL/25/0794/NMA

Proposal: Non-Material Amendment following a grant of planning permission PL/17/1019 (Phase 6A) - Alterations to the Refuse Access to Block 6, protection security bollard to prevent turning, reallocation of one parking space from residential to retail use and the provision of an additional visitor space.

Case Officer: Alison Amoah

Proposal and Background: To make some minor changes to the refuse access and to parking as already implemented (see annotated extract below)

In terms of refuse access, this has been requested by the applicant as the Council's Refuse collection team have advised that the collection distance is too great and an alternative pathway should be created (light green). The proposed bollard (dark green) is required to stop unlawful parking and turning of vehicles, which is causing damage to landscape.

With respect to parking there were issues with being able to let the retail unit due to a lack of staff parking and a further space was reprovided (space 110), whilst another was created elsewhere as mitigation (space 455) (purple). There was informal correspondence regarding this matter in an email between RBC and the applicant 10/1/2024, where it was stated that the proposal looked acceptable, subject to the formal process of an NMA followed by a further discharge of parking and landscaping conditions.

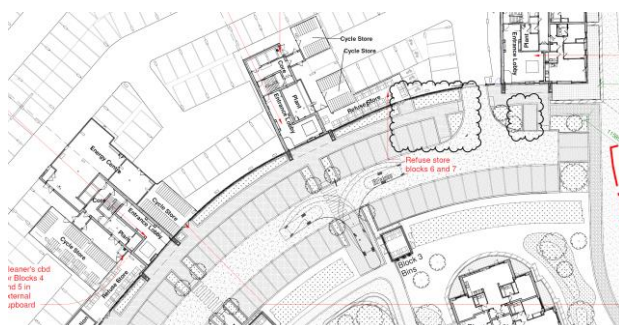
Annotated Extract of Proposed Amendments

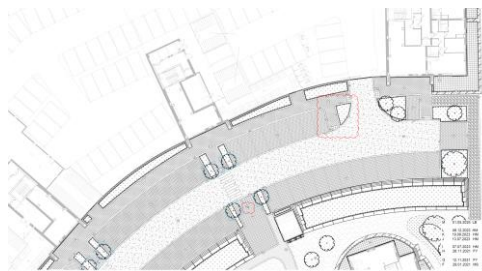
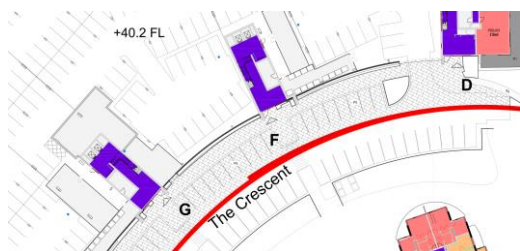


EXISTING (extract)



PROPOSED (extract)





Original Plan approved under 171019/FUL	Proposed Amended Plan under PL/25/0794/NMA
- Drawing no: PL-P6A-110 Rev P10 – Proposed Ground Level Site Plan, received 21st May 2018 - Drawing no: MA.3067-06A.2001 rev D - Hardworks Ground: Plan 1 of 2, received 18th May 2018	- Drawing no: G259-BAL-XX-00-DR-A-10-0050 Rev I – GA Plans – Site Ground Floor Plan, received 29th May 2025 - Drawing no: MA.3067-06-2000 Rev M – Ground Floor Hardworks 1 of 4, received 29th May 2025

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

Relevant Planning History:

10/01461/OUT (102172) – A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works – Approved 1/7/11

171019/FUL – A planning application for residential led mixed-use development comprising the construction of 339 residential apartments (Class C3), 556 sqm (GIA) local retail units (Use Classes A1, A2, A3, A4, A5), residents' gym and associated car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works (Phase 6A) (amended) – Approved subject to S106 21st December 2018

200898/NMA - Non-Material Amendment to permitted application 171019 - To replace the external balcony guarding from glass to vertical metal balustrade. – Agreed 10/8/20

220368/NMA - Non-Material Amendment to application 171019 to alter the ground floor retail unit in terms of louvres, doors and the insertion of an ATM – Agreed 30/5/2022.

Appraisal:

The proposed changes for the refuse access would provide a practical solution which would improve access and collection of refuse. There would be a very minimal loss of landscaping, but it is not considered that this would have any significant detrimental effect on the overall appearance of the site, but the proposal would have a positive effect on wider amenity due to improved efficiency of refuse collection and a bollard to ensure no illegal parking and no further damage to a landscaping area.

The retrospective change to the parking has led to one additional parking space and the reprovision of an existing space to the retail unit. This has led to a very small loss of landscaped bed, but the overall benefits of additional parking is considered to outweigh the loss and when taken as a whole it is not considered that there would be a significant detrimental effect to the amenity of the area.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows and received 29th May 2025:

- Drawing no: G259-BAL-XX-00-DR-A-10-0050 Rev I – GA Plans – Site Ground Floor Plan
- Drawing no: MA.3067-06-2000 Rev M – Ground Floor Hardworks 1 of 4
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Reason: to clarify which plans are approved by this Non-Material Amendment.

INFORMATIVES

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref: 171019). It shall be read in the context of the substantive planning permission and is bound by all the other conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute a material change to the approved planning permission.