

# Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
<b>Application Reference</b>	B/23/0362/NMA
<b>Application Type</b>	Non-material Amendments
<b>Proposal</b>	Application for a non-material amendment following grant of permission B/23/0362 (Application for single storey barn for nesting birds) to make changes to the size of the barn
<b>Location</b>	113, Willoughby Road, Boston, Lincolnshire, PE21 9H
<b>Applicant:</b>	Mr Richard Dion
<b>Agent:</b>	Mr Adrian Isaac, Boston Woods Trust
<b>Target Decision Date:</b>	-----
<b>Statutory Expiry Date:</b>	25-Mar-2024
<b>Extension of Time:</b>	-----
<b>Recommendation</b>	APPROVE Non-Material Amendment
<b>Report by:</b>	Simon Eldred
<b>Date:</b>	9 <sup>th</sup> April 2024
<b>Proposed amendments relate to:</b> Changing the dimensions of the permitted barn: <ul style="list-style-type: none"><li>• from 6.3m x 4.5m in plan and 4.35m at ridge level;</li><li>• to 7.5m x 5.1m in plan and 4.25m at ridge level.</li></ul>	
<b>Officer Appraisal / Comments:</b>  <u>General Background</u> The Government recognises that issues can arise following the grant of a planning permission which may require modification to the proposals. Where such a change is not felt to be significant, this may be through the submission of a non-material amendment application under Section 96A of the Town and Country Planning Act 1990. There is no statutory definition of what constitutes a non-material amendment, but the local planning authority must have regard to the effect of the change on the scheme as a whole.  <u>Consultation responses</u> No consultation responses have been received.  <u>Specific background</u> The development permitted under B/23/0362 is required (under Condition 2) to be carried out in accordance with the approved drawing 'Proposed bird barn – Received 24 <sup>th</sup> October 2023', which shows that the barn will measure 6.3m x 4.5m in plan and 4.35m at ridge level.	



Current application

The current application seeks to change the barn's dimensions to 7.5m x 5.1m in plan and 4.25 at ridge level. The application form indicates that "*due to changed circumstances we now need to store the Trust's mower and its trailer in the barn (this was not known when the plans were submitted).*"

Assessment and recommendation

The proposed amendment is considered to be minor in scale and nature, and that it will have no substantive effect upon the scheme as a whole. Thus, it is considered that the proposal is in accordance with the relevant provisions of the National Planning Practice Guidance in relation to Non-Material Amendments. Accordingly, it is recommended that the amendment is approved.

**NOTES FOR DECISION NOTICE:** None

**AMENDED CONDITION(S):**

Condition 2 attached to existing planning permission ref. B/23/0362 has now been amended to read:

The development hereby permitted shall be carried out in strict accordance with the application received on the 24<sup>th</sup> October 2023 and in accordance with the associated plans referenced:

- Location plan of bird barn – Received 20<sup>th</sup> November 2023; and
- Proposed bird barn – Dated 5<sup>th</sup> April 2024.

**LIST OF PLANS TO BE SUPERCEDED:**

- Proposed bird barn – Received 24<sup>th</sup> October 2023