OFFICER REPORT

Case No: 25/00797/NMA **Non Material Amendment**

Proposal: Non material amendment to 23/02509/FUL to amend the approved plans to address contamination management

Location: St Neots Fire Station Huntingdon Street St Neots

Applicant: Cambs Fire and Rescue Service

Grid Ref: 518678 260725

DESCRIPTION OF SITE AND APPLICATION

The application site is St Neots Fire Station, located on Huntingdon Street, St Neots. The St Neots Conservation Area boundary is to the south and there are some Grade II Listed Buildings in the vicinity as well as some trees which are subject to Tree Preservation Orders within the site.

Planning permission (reference 23/02509/FUL) was granted on the 31st May 2024 for 'Single storey extensions, alterations and external works'.

A subsequent application (reference 24/01916/NMA) was granted on 13th November 2024 to amend community entrance door to window, reduce extent of canopy, relocation of DDA bay and relocation of airsource heat pumps.

This non-material amendment application seeks to amend the approved plans to address contamination management. This follows a request from Cambridgeshire Fire and Rescue to address their contamination management. It will enable the fire service access to the BA room and rear apron without passing through communal areas. The proposed door elevation is shown on drawing 2131 (a standard pedestrian door). Relocation of 6 PV panels. This is driven by the requirement of the fall arrest specialist to reduce the available footprint to the main array on the appliance bay. Signage changes are requested by Cambridgeshire Fire and Rescue to be more in keeping with the County-wide signage for their stations, which also includes a visitor sign and a parking sign to the rear.

PLANNING HISTORY

8401033CCC - Extension, the fire station, St Neots - permission granted 15.10.1984
8601029CCC - Extension to dining/lecture room, St Neots Fire Station - permission granted 17.09.1986
1301394FUL - Single storey rear extension with associated drainage - permission granted 07.11.2013
16/01503/FUL - Demolition of existing precast concrete drill tower, repair room to rear of drill tower and garage sheds 1 and 2. Replacement with new training building with attached drill tower and separate gymnasium and storage facility - permission granted 23.01.2017
21/00273/FUL - The provision of a two storey extension to the north west and a single storey addition to the south east – permission granted 21.02.2022
23/02509/FUL - Single storey extensions, alterations and external works - permission granted 31.05.2024
24/00713/TREE - T921 Sycamore - brace 3 stems with 3 runs of 4 tonne Cobra bracing to support weak unions:T933 Silver Birch - remove, tree in decline T931 Silver Birch - prune back to kerb

edge to ensure vehicular clearance to Ambulance Station T935 Beech - install 1 run of 4 tonne Cobra bracing to support weak union; reduce low limb over roof by 2.5m T936 Beech - prune to clear building by 1.5m - consent granted 21.06.2024
24/01916/NMA - Non-material amendment of 23/02509/FUL to amend community entrance door to window, reduce extent of canopy, relocation of DDA bay and relocation of airsource heat pumps - consent granted 13.11.2024
24/80299/COND - Discharge of condition 5 (Arboricultural Method Statement), 6 (Monitoring Programme), 8 (Flood Proofing Measures) of 23/02509/FUL - consent granted 15.11.2024
24/80387/COND - Discharge of conditions 7 (Biodiversity Enhancement) and 9 (Contamination and Remediation) of 23/02509/FUL - consent granted 10.01.2025

CONSULTATIONS

None

REPRESENTATIONS

None received at time of determination.

SUMMARY OF ISSUES
Section 96A of the Town and Country Planning Act allows a Local Planning Authority (LPA) to make a change to any planning permission if it is satisfied that the amendment proposed is non-material. These provisions have been introduced by the Government to provide a quick, formal method of dealing with small changes to approved schemes to give greater flexibility within the planning system.

The main issue for consideration is whether the proposed amendments can be treated as 'non-material'.

The proposals are considered to represent a non-material alteration to the approved development (23/02509/FUL). The application will result in an additional door to the appliance bay, the relocation of 6 PV panels and an amended to signage on the front elevation. It is noted that the changes have been requested by the Cambridgeshire Fire and Rescue to address their contamination management and to provide signage that is more in keeping with County-wide signage for their stations.

The additional door is to the appliance bay at the rear of the building, with the access door in keeping with the other fenestration details for the proposal. 6 PV panels are relocated to the lower roof slope of the side building to the rear of the development, which will be limited visibility from the public realm. The signage changes are minimal and are considered to be in keeping with the development. Therefore, overall, it is considered that the proposed amendments are non-material to the approved development, are in keeping with the general character of the area and can therefore be supported.

The cumulative impact of this application and the previous non-material amendment application (reference 24/01916/NMA) on the original application (reference 23/02509/FUL) has also been considered, and it is felt that the combined impact of the changes, which are small in nature, are non-material to the originally approved scheme.

*Conclusion
The proposed amendment to 23/02509/FUL to amend the approved plans to address contamination management are considered to be non-material in the context of the overall scheme and accords with the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended).

The decision only relates to the non-material amendments sought and is not a reissue of the original planning permission which still stands. The two documents should be read together.

If you would like a translation of this document, a large text version of an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
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