



RIBBLE VALLEY
BOROUGH COUNCIL

PP-11905959

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Nurseries

Address Line 1

Old Coal Staith

Address Line 2

Address Line 3

Lancashire

Town/city

Read

Postcode

BB12 7RT

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

374833	434141
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Description

Applicant Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Baxter

Company Name

Address

Address line 1

The Nurseries Old Coal Staithes

Address line 2

Address line 3

Town/City

Read

County

Lancashire

Country

Postcode

BB12 7RT

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

mr

First name

Ryan

Surname

McMinn

Company Name

Redford construction ltd

Address

Address line 1

24 smithills Croft road

Address line 2

Smithills

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 6LN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes
 No
 Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Demolition of conservatory, utility and garage and construction of single storey extension to rear and porch to front. Resubmission of application 3/2020/0945.

AT:

The Nurseries Old Coal Staithes Read BB12 7RT

Reference number

3/2021/0162

Date of decision

20/04/2021

What was the original application type?

Householder planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

Householder development: Development to an existing dwelling-house or development within its curtilage
 Other: Anything not covered by the above category

Non Material Amendment(s) Sought

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amend front porch construction (low level natural stone wall) to match porch on adjoining property which has been recently approved.

Application No 22/0959

The porch will be constructed of the same materials and size

Please state why you wish to make this amendment

To make the front elevations match in style and character

Are you intending to substitute amended plans or drawings?

Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Old coal staith house

Date (must be pre-application submission)

01/02/2023

The officer confirmed a non material application would need to be completed and submitted for the proposed porch changes

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ryan McMinn

Date

03/02/2023