

Our Ref: 04C400626/LS

LPA Ref: 3/2019/0953

18 September 2024

Stephen Kilmartin
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Dear Stephen,

SUBMISSION OF A NON-MATERIAL AMENDMENT APPLICATION (SECTION 96A) TO PLANNING PERMISSION 3/2019/0953 – APPROVED RESIDENTIAL DEVELOPMENT AT STANDEN PHASE 2, 3 AND 4, LAND AT HIGHER STANDEN FARM AND PART LITTLEMOOR FARM CLITHEROE

On behalf of our client Taylor Wimpey Manchester ('the Applicant') we are pleased to submit a non-material amendment ('NMA') application, which will seek to amend Condition 1, attached to planning permission 3/2019/0953. This NMA is submitted under Section 96(a) of the Town and Country Planning Act 1990 ('TCPA').

Background & Planning Application History

A reserved matters planning application was approved by Ribble Valley Borough Council ('the Council') on the 16 March 2020, for full details of the residential development on Phase 2, 3 and 4 of approved outline application 3/2015/0895, located on Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe. The approved description of development is as follows:

"Phases 2, 3 and 4 of outline planning permission 3/2015/0895."

Since the approval of the reserved matters, a number of discharge of conditions applications have been submitted and approved by the Council, which has allowed the Applicant to commence with development on site. The commencement of development has involved an in-depth review of design, construction and materials with the design and construction team. These reviews have resulted in the following minor design changes, as discussed in the next section.

Proposed Changes

This NMA application seeks to make the following minor design changes to the plans approved under application 3/2019/0953. The changes are outlined below:

1. Substitution of approved brick type

The approved brick type '*Wienerberger Heartland Light Multi Brick*', as shown on the approved Materials Layout Sheet 1 and 2, are now discontinued and no longer obtainable.

The Applicant is proposing to replace this approved brick specification with '*Wienerberger Dorton Manor Brick*' which is a similar brick type with regards to the colouring and specification. This brick would be substituted on Plots 170 – 426.

The following changes are proposed:

- Proposed Materials Layout – Sheet 1 (Update to key/legend)
- Proposed Materials Layout – Sheet 2 (Update to key/legend and layout to show different plots with the new brick type)
- House Types (Updates required to the drawings which show Wienerbergere Heartland to switch to Wienerberger Dorton) (Page 19, 20, 22-27)

2. Amendments to bin and cycle storage

The proposed bin and cycle storage shown on plan reference TW/HSF/HT/65 is no longer in accordance with waste requirements set out by the Council. The Applicant is therefore proposing amendments to the size, location and layout of the approved bin and cycle storage to accommodate the required number of bins (12 no. of 140 litre bins per apartment block, in the form of 6 no. of general waste bins and 6 no. of recycling bins).

As such, the relevant plans listed in **Appendix I** are sought for approval and will supersede previous plans referenced in Condition 1 of application reference 3/2019/0953. For reference and administrative purposes, the proposed description of development for this NMA application is as follows:

"Non-material amendment to reserved matters application 3/2019/0953, to amend an approved brick specification and update the layout of the bin and cycle storage, attached to Condition 1 (List of Approved Plans)"

Pre-Application Consultation

The abovementioned changes to the approved plans have been discussed previously with the Council, through informal pre-application engagement. It was confirmed that the minor changes could be dealt with via the formal submission of the NMA application.

Submission Documentation

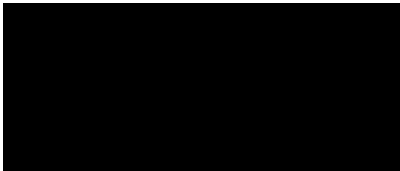
In addition to this covering letter, this NMA application comprises of the following documents:

- Updated Plans and Drawings (noted in Appendix I Submission Schedule);
- Completed Application Forms; and,

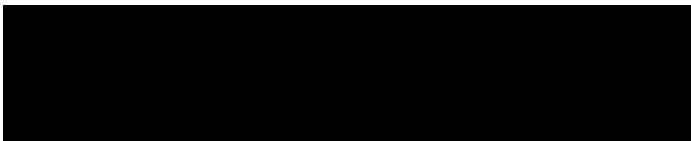
- Relevant Application Fee.

This information has been submitted via the planning portal under application reference PP-13416091. The relevant planning application fee of £363 (includes VAT and Planning Portal Service Charge) has been paid via BACS. I trust this information provided within this document is sufficient to progress with the application to determination. If you have any queries, please do not hesitate to contact me.

Yours Sincerely,



Larna Smith
Planner



Enc. Appendix 1 – Submission Schedule

APPENDIX I – SUBMISSION SCHEDULE (NMA – SEPTEMBER 2024)

Document	Previous Reference (To supersede)	New Reference (Sought for approval)	Responsibility
Plans & Drawings			
Composite Site Layout	TW/HSF/CSL/03, Rev L	TW/HSF/CSL/03, Rev V	Baldwin Design
Proposed Materials Layout Sheet 1	TW/HSF/ML/01, Rev D	TW/HSF/ML/01, Rev Q	Baldwin Design
Proposed Materials Layout Sheet 2	TW/HSF/ML/02, Rev D	TW/HSF/ML/02, Rev Q	Baldwin Design
Waste Management Plan Sheet 1	TW/HSF/WMP/01, Rev C	TW/HSF/WMP/01, Rev F	Baldwin Design
Waste Management Plan Sheet 2	TW/HSF/WMP/02, Rev C	TW/HSF/WMP/02, Rev F	Baldwin Design
Bin and Cycle Store	TW/HSF/HT/65	To be replaced with: 20226-CB-02, Rev A 20226-CB-06	Baldwin Design
DET. Bin and Cycle Store Hipped Roof	Supersedes TW/HSF/HT/65	20226-CB-02, Rev A	Baldwin Design
DET. Bin and Cycle Store Hipped Roof	Supersedes TW/HSF/HT/65	20226-CB-06	Baldwin Design