



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land adjacent to Ferns, Northcote Road, Langho BB6 8BG

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

M1 4ET

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

Proposed residential development of eight detached dwelling houses (pursuant to variation of conditions 2 (approved plans) and 14 (visibility splay) on permission 3/2022/0537. To allow for a reduced visibility splay at the access).

Reference number

3/2024/0115

Date of decision

17/05/2024

What was the original application type?

Full 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

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

Non-Material Amendment to 3/2024/0115 to make a series of amendments to the layout and appearance of the approved dwellings.

Please state why you wish to make this amendment

Amendments required as a result of the detailed design process and to enhance the design and layout of the overall development.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Layout 24075-01
Proposed Site Layout (Colour) 24075-02 Rev: A
Proposed Street Scenes 24075-03 Rev: A
Plot 1 Proposed Floor Plans 24076_HT1_01
Plot 1 Proposed Elevations 24075_HT1_02
Plot 2/4/6 Proposed Floor Plans 24076_HT2_01
Plot 2/4/6 Proposed Elevations 24075_HT2_02
Plot 3 Proposed Floor Plans 24076_HT3_01
Plot 3 Elevations 24076_HT3_02
Plot 5 Proposed Floor Plans 24076_HT5_01
Plot 5 Proposed Elevations 24075_HT5_02
Plot 7 Proposed Floor Plans 24076_HT7_01
Plot 7 Proposed Elevations 24075_HT7_02
Plot 7 Garage 25075_HT7_03
Plot 8 Proposed Floor Plans 24076_HT8_01
Plot 8 Proposed Elevations 24075_HT8_02
Boundary Treatment Layout 24075-04
Boundary Treatment Details 24075-05

Please refer to Covering Letter prepared by Euan Kellie Property Solutions for more information.

New plan/drawing numbers

Proposed Site Layout 24075-01 Rev: J
Proposed Site Layout 24075-02 Rev: C
Proposed Street Scenes 24075-03 Rev: B
Plot 1 Proposed Floor Plans 24076_HT1_01 Rev: B
Plot 1 Proposed Elevations 24075_HT1_02 Rev: C
Plot 2/4/6 Proposed Floor Plans 24076_HT2_01 Rev: B
Plot 2 Proposed Elevations 24075_HT2_02 Rev: B
Plot 4/6 Proposed Elevation 24075_HT3_03
Plot 3 Proposed Floor Plans 24076_HT3_01 Rev: A
Plot 3 Elevations 24076_HT3_02 Rev: B
Plot 5 Proposed Floor Plans 24076_HT5_01 Rev: A
Plot 5 Proposed Elevations 24075_HT5_02 Rev: B
Plot 7 Proposed Floor Plans 24076_HT7_01 Rev: A
Plot 7 Proposed Elevations 24075_HT7_02 Rev: B
Plot 7 Garage 25075_HT7_03 Rev: A
Plot 8 Proposed Floor Plans 24076_HT8_01 Rev: A
Plot 8 Proposed Elevations 24075_HT8_02 Rev: B
Boundary Treatment Layout 24075-04 Rev: B
Boundary Treatment Details 24075-05 Rev: A
PV Panel Location Plan 24075_07 Rev: A
Materials Schedule

Please refer to Covering Letter prepared by Euan Kellie Property Solutions for more information.

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

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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

James Ketley

Date

07/03/2025