



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 to the West of Preston Road, Longridge, Preston PR3 3BE

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Ketley

Company Name

Tilia Homes

Address

Address line 1

Building C-Concentric

Address line 2

Warrington Road

Address line 3

Birchwood

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA3 6WX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Nick

Surname

Ketley

Company Name

Tilia Homes

Address

Address line 1

Building C-Concentric

Address line 2

Warrington Road

Address line 3

Birchwood

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA3 6WX

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

Residential development including the erection of 275 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/wildlife infrastructure.

Reference number

3/2016/0974

Date of decision

18/09/2017

What was the original application type?

Outline planning permission: Some matters reserved

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

This is to amend proposed boundary fencing to plots 55, 57, 65, 68 & 70 with a 1.1m high fence. Amendments are also required to plots 55,56, 58, 59, 61 & 69 where external brickwork is to be changed from Weinberger windmill Orange multi & Windmill Golden Multi to Forterra Village Harvest & Forterra Arden Special reserve.

Please state why you wish to make this amendment

The amendment to the fence to plots 55, 57, 65, 68 & 70 is due to the rooms adjacent having a view out of a window which would be hindered by a 1.8m high fence.

The change of brick manufacturer and slight shade/colour is due to supply problems and that the type of brick previously proposed is no longer produced.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

17037 - 01 Rev V Planning Layout
17037 - R-09 Rev E Materials Layout - Replan (Plots 47-84inc)

New plan/drawing numbers

17037 - 01 Rev W Planning Layout
17037 - R-09 Rev F Materials Layout - Replan (Plots 47-84inc)

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

Nick Ketley

Date

01/05/2025