

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

NON MATERIAL AMENDMENT ATTACHED TO A PLANNING PERMISSION

APPLICATION NO: 3/2025/0343

DECISION DATE: 16 May 2025

DATE RECEIVED: 01/05/2025

APPLICANT:

Mr Nick Ketley
Tilia Homes
Building C-Concentric
Warrington Road
Birchwood
Warrington
WA3 6WX

AGENT:

DEVELOPMENT PROPOSED: Non-material amendment to reserved matters permission 3/2018/0105 involving changes to boundary fencing to plots 55, 57, 65, 68 and 70 with a 1.1m high fence. Amendments are also required to plots 55, 56, 58, 59, 61 and 69 where external brickwork is to be changed from Weinberger windmill Orange multi and Windmill Golden Multi to Forterra Village Harvest and Forterra Arden Special reserve.

AT: Land to the west of Preston Road Longridge PR3 3BE

Ribble Valley Borough Council hereby give notice that permission has been granted for the non-material amendments to the planning permission as described above subject to the following condition:

1. The development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawing(s):

Planning Layout: 17037 - 01 Rev: W

Materials Layout: 17037 - R-09 Rev: F

Reason: For the avoidance of doubt and to clarify which plans are relevant to the non-material amendment hereby approved.

The applicant shall note that all conditions imposed pursuant to extant planning permission 3/2018/0105 remain valid/engaged and where applicable may require further discharge and/or adherence

Note(s)

1. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**