



RIBBLE VALLEY
BOROUGH COUNCIL

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

Twitter Bridge Barn

Address Line 1

Twitter Lane

Address Line 2

Address Line 3

Town/city

Waddington

Postcode

BB7 3LG

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

Easting (x)

372216

Northing (y)

443208

Description

Barn at Twitter Bridge Farm, Twitter Lane, Waddington, BB7 3LG

Applicant Details

Name/Company

Title

Mr

First name

D

Surname

Brady

Company Name

Address

Address line 1

Twitter Bridge Farm

Address line 2

Twitter Lane

Address line 3

Town/City

Waddington

County

Country

Postcode

BB7 3LG

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

BB5 1LN

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

Please add details of all persons notified

Name of person notified:

Waddington Hospital Trust

House name:

The Wardens House

Number:

Suffix:

Address line 1:

Waddington Hospital

Address Line 2:

West Bradford Road

Town/City:

Waddington

Postcode:

BB7 3JB

Date notice served:

10/07/2025

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

DEVELOPMENT PROPOSED:

Substitution of house type for the conversion of the barn. Previously approved under 3/2018/0750.

Reference number

3/2022/0791

Date of decision

19/10/2022

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

Slight amends to the proposed elevations.

Please state why you wish to make this amendment

To provide more natural light to proposed rooms

Are you intending to substitute amended plans or drawings?

- Yes
- No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Plans and Elevations Drawing No: 02

New plan/drawing numbers

25020-02-G

25020-02-G

Site Visit

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

- Yes
- No

- 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

Date