

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

REFUSAL OF NON-MATERIAL AMENDMENT

APPLICATION NO: 3/2025/0559

DECISION DATE: 01 October 2025

DATE RECEIVED: 08/09/2025

APPLICANT:

Mr D Brady
Twitter Bridge Farm
Twitter Lane
Waddington
BB7 3LG

AGENT:

Miss Trinity Woodman
The Intelligent Design Centre
5-11 Eagle street
Accrington
BB5 1LN

DEVELOPMENT PROPOSED: Non material amendment to application 3/2022/0791 involving amendments to the proposed elevations.

AT: Twitter Bridge Farm, Twitter Lane, Waddington, BB7 3LG.

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the non-material amendment to Planning Permission 3/2025/0559 for the following reason:

- 1 The proposed amendments go beyond that which could be considered as a Non-material amendment under section 96A of the Town and Country Planning Act insofar as that the proposed alterations to fenestration and rooflight openings and introduction of microgeneration equipment are considered to cumulatively amount to a 'material' amendment.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

P.T.O

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF NON-MATERIAL AMENDMENT CONTINUED**

APPLICATION NO: **DECISION DATE: 01 October 2025**

Notes

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