

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

APPLICATION TO MODIFY S106 AGREEMENT

APPLICATION NO: 3/2025/0673
DECISION DATE: 22 December 2025
DATE RECEIVED: 12 September 2025

APPLICANT:

Persimmon Homes
Persimmon House
Lancaster Business Park
Caton Road
Lancaster
LA1 3RQ

AGENT:

Matthew Symons
Maybern
52A Bolton Street
Ramsbottom
Bury
BL0 9HX

Particulars of proposed works: Proposed modification of S106 Agreement dated 20 December 2021 relating to planning permission 3/2019/1104 to modify the over 55's occupancy restriction.
At: Land off Hawthorne Farm Hawthorne Place Clitheroe BB7 2HU

The Council, in pursuance of its planning powers, hereby permits the modification of the Section 106 agreement referred to in the schedule below.

- 1 For the avoidance of doubt and to clarify the nature and scope of the consent hereby approved this decision notice relates to the Deed of Variation dated 17th December 2025.

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
- 3 This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

P.T.O

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING