



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 adjacent to Victoria Terrace

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Harrison

Company Name

MFH Projects

Address

Address line 1

Unit 11

Address line 2

Three Point Business Park

Address line 3

Charles Lane

Town/City

Haslingden

County

Country

Postcode

BB4 5EH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Craig

Surname

Harrison

Company Name

SPA

Address

Address line 1

Hazelmere

Address line 2

Pimlico Road

Address line 3

Town/City

Clitheroe

County

Country

Postcode

BB7 2AG

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

Erection of three dwellings with associated highway works (pursuant to variation of condition 2 (approved plans) on planning permission 3/2016/0092.

Reference number

3/2023/0390

Date of decision

29/11/2023

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

Minor amendments to floor plan layouts and elevations (removal of winders to stairs internally and layout adjusted to suit). Adjustments to floor to floor heights to suit timber frame design. Minor adjustments to window and door sizes. Revised the location of previously approved materials in the elevation treatment to facilitate the buildability in timber frame construction.

Please state why you wish to make this amendment

All changes have been made for Buildability and to facilitate building the dwellings in timber frame construction.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

5766 P01A Type A Floor Plans
5766 P02A Type A Elevations Sheet 1
5766 P03A Type A Elevations Sheet 2
5766 P04B Type B Floor Plans
5766 P05B Type B Elevations Sheet 1
5766 P06B Type B Elevations Sheet 2
5766 P07B Street Scene (planning floor levels)
5766 P08C Proposed Site Plan

New plan/drawing numbers

5766 P01F Type A Floor Plans
5766 P02G Type A Elevations Sheet 1
5766 P03G Type A Elevations Sheet 2
5766 P04F Type B Floor Plans
5766 P05J Type B Elevations Sheet 1
5766 P06G Type B Elevations Sheet 2
5766 P07D Street Scene (planning floor levels)
5766 P08I Proposed Site Plan

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email response to Client query dated 18.10.2025

Date (must be pre-application submission)

20/10/2025

Details of the pre-application advice received

Mark,

I would suggest a non-material amendment in this case.

Regards

Stephen Kilmartin

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

Craig Harrison

Date

27/11/2025

Amendments Summary

Not updated title to Mr from Mrs in Pre app advice. Appologises