

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: 3/2025/0928

DECISION DATE: 18 December 2025

DATE RECEIVED: 26/11/2025

APPLICANT:

Mr Mark Harrison
MFH Projects
Unit 11
Three Point Business Park
Charles Lane
Haslingden
BB4 5EH

AGENT:

Mr Craig Harrison
Sunderland Peacock Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Non-material amendment to planning permission 3/2023/0390 involving amendments to floor plans and elevations, adjustments to floor to floor heights, window and door sizes and materials.

AT: Victoria Terrace Mellor Brow BB2 7PL

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. Further to the grant of planning permission reference 3/2023/0390, the Council hereby grants approval of the following plans as non-material amendments to that permission, subject to compliance otherwise with the terms of the aforementioned permission:

- Amended Site Plan drawing ref: 5766-P08I
- Amended Proposed Elevations (House Type A) drawing ref: 5766-P02H
- Amended Proposed Elevations (House Type A) drawing ref: 5766-P03H
- Amended Proposed Elevations (House Type B) drawing ref: 5766-P05K
- Amended Proposed Elevations (House Type B) drawing ref: 5766-P06H
- Amended Proposed Elevations Street Scene drawing ref: 5766-P07E
- Amended Proposed Floor Plans (House Type A, Plot 2) drawing ref: 5766-P01F
- Amended Proposed Floor Plans (House Type B) drawing ref: 5766-P04F

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

Note(s)

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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**