



RIBBLE VALLEY
BOROUGH COUNCIL

PP-14575491

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

Crow Trees Farm

Address Line 1

Crow Trees Brow

Address Line 2

Address Line 3

Lancashire

Town/city

Chatburn

Postcode

BB7 4AA

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

Easting (x)

Northing (y)

 376773 444018

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Jones

Company Name

Maybern Planning & Development Ltd

Address

Address line 1

52a Bolton Street

Address line 2

Address line 3

Ramsbottom

Town/City

Bury

County

Country

United Kingdom

Postcode

BL0 9HX

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

Proposed erection of 37 affordable residential units with access, parking and landscaping. Conversion and extension of former dairy outbuilding to open-market residential unit and refurbishment/modernisation of Crow Trees Farmhouse (open-market dwelling) including reconfiguration, rooflights, side window and extension of two outbuildings to form garages.

Reference number

3/2022/0966

Date of decision

09/08/2024

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

To amend site plan and boundary treatment plan for minor increase in height of southern boundary fence line (20cm) and provision as acoustic fence, following updated acoustic information

Please state why you wish to make this amendment

Following review of window options to enable provision of opening windows to units, a review of acoustic information has been undertaken to confirm this; an associated provision includes a minor amendment to the southern boundary fence height and acoustic treatment

Are you intending to substitute amended plans or drawings?

Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Layout Ref 21/139/P01F (pursuant to NMA ref 3/2025/0001)

Proposed Boundary Treatment Details Ref 21/139/PO4B

New plan/drawing numbers

Proposed Site Layout Ref 21/139/P01J

Proposed Boundary Treatment Details 21/139/BT01B

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

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

Katie Delaney

Date

22/12/2025