

Head of Planning
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs BB7 2RA

BY PLANNING PORTAL
22nd December 2025

Dear Madam

Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA
Section 96 Application – Non-Material Amendment pursuant to Planning Permission 3/2022/0966

On behalf of Pringle Homes, we submit a Non-Material Amendment Application in respect of the planning permission for residential development on land to the rear of Crow Trees Farm, Chatburn.

Following further review of the window treatments to units, to enable provision of opening windows to units, a further acoustic review has been undertaken and updated information provided to confirm this. Accordingly a minor update to the height and treatment of the southern boundary fence line and short sections of the north eastern and south western fence lines is proposed via a 20cm increase in height and acoustic treatment via material treatment. All units with the exception of plots 1-8, 25 and the conversion are now able to have opening windows.

This minor boundary fence change is reflected within the enclosed updated site layout plan (ref Proposed Site Layout Ref 21/139/P01J) and boundary treatment plan (ref Proposed Boundary Treatment Details Ref 21/139/BT01B). Also provided is the updated Acoustic Technical Note (Nov 2025) (Martec) providing this assessment clarification.

Accordingly, the application is submitted to enable this change to be formally approved via the agreement of updated plans.

The application fee of £298 is also paid via the Planning Portal¹.

We trust this minor amendment is found to be acceptable and look forward to confirmation of the same. Should you require any further information or clarification please contact me.

Yours Faithfully,



Sarah Jones
For and behalf of Maybern Planning and Development

¹ (inc admin fee totalling £383).