



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

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Hoerty

Company Name

V H Land Partnerships Limited

Address

Address line 1

c/o the agent

Address line 2

Gary Hoerty Associates

Address line 3

Suite 9, Grindleton Business Centre

Town/City

Clitheroe

County

Lancashire

Country

United Kingdom

Postcode

BB7 4DH

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Council Offices

Address Line 2:

Town/City:

Clitheroe

Postcode:

BB7 2RA

Date notice served:

14/01/2026

Name of person notified:

***** REDACTED *****

House name:

Clitheroe Royal Grammer School

Number:

Suffix:

Address line 1:

York Street

Address Line 2:

Town/City:

Clitheroe

Postcode:

BB7 2DJ

Date notice served:

14/01/2026

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Outline planning application for the construction of up to 125 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point from Highmoor Park. All matters reserved except for means of access.

Reference number

3/2020/0601

Date of decision

08/02/2023

What was the original application type?

Outline planning permission: Some matters reserved

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

We wish to amend the wording of the first paragraph only of condition 12 so that it reads as follows:

No part of the development hereby approved shall commence until a scheme for the construction of the site access, in accordance with approved Plan Ref J32-9224-PS-001 (Mode Transport Planning) Rev C 5/5/2026, and the off-site works of highway improvements has been submitted to, and approved by, the Local Planning Authority.

We wish to amend the wording of condition 13 so that it reads as follows:

The proposed access from the site to Highmoor Park shall be constructed to a width of 6.5m with 2m footways on either side. As shown on approved Plan Ref J32-9224-PS-001 (Mode Transport Planning) Rev C 5/5/2026.

We wish to amend the wording of condition 17 so that it reads as follows:

No dwelling shall be occupied until visibility splays 2.4 metres back from the centre line of the access and extending 25 metres on the nearside carriageway edge in both directions have been provided at the access as shown on the approved plans, Ref J32-9224-PS-001 (Mode Transport Planning) Rev C 5/5/2026. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Please state why you wish to make this amendment

Two amended access drawings were submitted to the LPA both with the same reference which left some uncertainty as to which was the approved plan without reference to the relevant email exchange between the highway engineer and LCC Highways. The amendments sought will remove any uncertainty and will provide clarity. In addition to this while communicating with LCC Highways they advised us that the width of the proposed access road and the extent of the visibility splay required could both be reduced which is now reflected in the wording above and the plan submitted with this application.

Are you intending to substitute amended plans or drawings?

- Yes
- No

If yes, please complete the following details

Old plan/drawing numbers

14.6.2020.DTPC J1002 access fig 1 - A3 500 Rev A

New plan/drawing numbers

Plan Ref J32-9224-PS-001 (Mode Transport Planning) Rev C 5/5/2026

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 exchange on 22 December 2025

Date (must be pre-application submission)

22/12/2025

Details of the pre-application advice received

Hi Gary

I have looked through and concur with your summary. If you are wanting clarification on the approved access drawing then the Planning Practice Guide allows you to seek the addition of a condition listing plans using an application under section 96A of the Town and Country Planning Act 1990. In reality rather than applying to add a condition it would make sense to submit a NMA application to seek an amendment to condition 17 to include that plan.

Kind Regards

Lyndsey

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

Gary Hoerty

Date

22/05/2026

Amendments Summary

Following liaison with LCC Highways the application has been amended to reflect changes to the text of conditions 12, 13 and 17 and an amended plan which has also been agreed has been submitted instead of the plan that was originally submitted.