

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: 3/2026/0027

DECISION DATE: 17 June 2026

DATE RECEIVED: 21/01/2026

APPLICANT:

VH Land Partnerships Ltd and The
Clitheroe Royal Grammar School
Foundation
C/o Agent

AGENT:

Gary Hoerty
Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
BB7 4DH

DEVELOPMENT PROPOSED: Non material amendment to application 3/2020/0601 to amend the wording of conditions 12, 13 and 17 to include a reference of the approved access drawing and alter the access width and visibility splays

AT: Land at Highmoor Farm Clitheroe BB7 1PN

Further to the grant of outline planning permission reference 3/2020/0601, Ribble Valley Borough Council hereby grants approval of the following conditions as a non-material amendment to conditions 12, 13 and 17 of that permission, subject to compliance otherwise with the terms of the aforementioned permission:

12. 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 in writing by, the Local Planning Authority.

For the avoidance of doubt the submitted details shall also include the precise nature and design of all pedestrian/cycleway accesses into and out of the site including details of their interface with existing pedestrian/cycle routes or networks. The development shall be carried out in strict accordance with the approved details.

REASON: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.

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13. 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.

REASON: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users.

17. 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.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

Note(s)

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**