

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LH	Date:	16/6/26	Manager:	NH	Date:	17.06.26
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Application Ref:	3/2026/0027	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	LH	
DELEGATED ITEM FILE REPORT:		NON MATERIAL AMENDMENT

Application Description:	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
Site Address/Location:	Land at Highmoor Farm Clitheroe BB7 1PN

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
No objection	
CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES:
National Planning Practice Guidance: Flexible options for planning permissions

ASSESSMENT OF PROPOSED DEVELOPMENT:
Nature of Non-Material Amendment:
<p>Consent is sought for a non-material amendment to application 3/2020/0601 which granted outline consent (with access approved as a detailed matter) for the construction of up to 125 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point from Highmoor Park. A reserved matters application is pending.</p> <p>The purpose of the application is to seek the Council's opinion as to whether the changes are sufficiently material in their nature and in the context of the approved development so as to require a new planning permission. Non-material amendment applications are not an application for planning permission. They do not result in the issuing of a new planning permission and relate only to the amendments sought.</p> <p>In this instance, conditions 12, 13 and 17 on the outline permission are relevant.</p> <p>Condition 12 of the outline permission requires the submission of a scheme for the construction of the site access and off-site highway improvement works. Whilst access drawings were presented with the outline application, no access plan drawing was included in this condition (or any other condition) and so the NMA application seeks to remove any uncertainty by including a drawing reference in the condition. The condition wording would still require the submission of a detailed scheme to ensure it aligns with the s278 approval.</p>

Condition 13 of the outline permission stipulates that the proposed access from the site to Highmoor Park shall be constructed to a width of 7.3m with 2m footways on either side. Further discussions with LCC Highways have established that the width of the proposed access road can be reduced to 6.5m and so the NMA application seeks to reflect this updated stance. Additionally the NMA application seeks to remove any uncertainty by including an access plan drawing reference in the condition.

Condition 17 of the outline permission stipulates that the visibility splays from the site access in both directions along Highmoor Park shall be 43m. Further discussions with LCC Highways have established that these visibility splays can be reduced to 25m and so the NMA application seeks to reflect this updated stance. Additionally the NMA application seeks to remove any uncertainty by including an access plan drawing reference in the condition.

The proposed amendments:-

- Do not result in a change to the defined application site area
- Do not change the position of the access as assessed in the outline application
- Do not locate any development closer to a neighbouring property
- Do not result in any additional visual impacts / tree losses
- Do not result in any changes to pedestrian connectivity
- Do not impact third party land other than the highway with LCC confirming no objection to the amendments.

Taking account of the above, it is considered that the amendments proposed amount to a development that would not be materially different to that of the original consent. As such it would satisfy the threshold of a non-material alteration for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

Observations/Assessment/Conclusion:

The non-material amendment should be approved.

RECOMMENDATION:

Approve non-material amendment.