



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

Land south of Accrington Road, Whalley

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Brown

Company Name

Oakmere Homes (NW) Ltd

Address

Address line 1

c/o Agent

Address line 2

Rational House

Address line 3

32 Winckley Square

Town/City

Preston

County

Lancashire

Country

England

Postcode

PR1 3JJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

PR1 3JJ

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

Erection of 17 dwellings and 57 apartments with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley town centre

Reference number

3/2022/1158

Date of decision

01/10/2025

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

The proposed non-material amendment is to vary condition 2 of planning permission to amend the approved plans in relation to the proposed housetypes at Plots 3, 4, 5, 67, 73 and 74.

Please state why you wish to make this amendment

The proposed changes are the result of a fresh look at the individual housetypes used within the development. The first change involves the replacement of the Bowfell units (Plots 5 and 67) with the Wasdale housetype approved elsewhere on site. The second proposed revision would be to the Kirkstone housetype, whereby the two pediments to the building façade are slightly increased in width and the garage is realigned to run flush with the rear of the property (Plots 3, 4, 73 and 74).

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

Bowfell Housetype 015/BOW/P03 Rev A
Kirkstone Housetype 015/KIRK-AG/P03 Rev A
Site Layout Plan 015/R-OAK/01 Rev L

New plan/drawing numbers

Kirkstone Housetype 015/KIRK-V2-AG/P03
015-WAS-P03 Wasdale (COLOUR) REV B
Site Layout Plan 015/R-OAK/01 Rev N

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

Ms

First Name

Lyndsey

Surname

Hayes

Reference

Email 15th January to Graham Love

Date (must be pre-application submission)

14/01/2026

Details of the pre-application advice received

Confirmation the Council are happy for us to proceed with a NMA

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

S&L Planning Consultants

Date

15/01/2026