

MAYBERN

PLANNING + DEVELOPMENT

52a Bolton Street
Ramsbottom
Bury
Lancashire
BL0 9HX

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

BY PLANNING PORTAL
30 April 2026

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 hereby 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.

The amendment is a minor relocation of the bin store and cycle hoops to the south of the residential units no.s 30-33/ east of units no.s 34-37 to reflect requirements of the Registered Provider associated with the site.

The bin store is to be moved c3m to the south to provide further separation to the southern/eastern residential units in the two blocks and the access path to it will be revised accordingly. The cycle hoops are also to be moved to the south and will be accessed off the same path. Grass (communal garden area) will be reinstated in the previously approved bin/cycle hoop locations with minor relocation of the units fenceline to accommodate the revised bin store location.

This minor change is reflected on the enclosed updated site layout plan - ref Proposed Site Layout Ref 21/139/P01rev K (updating from rev F as agreed in the previous NMA application LPA ref 3/25/0001).

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

The application fee of £309 is also paid via the Planning Portal – ref PP-14713079.

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