

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

REFUSAL OF NON-MATERIAL AMENDMENT

APPLICATION NO: 3/2026/0344

DECISION DATE: 29 May 2026

DATE RECEIVED: 01/05/2026

APPLICANT:

Pringle Homes
c/o Agent

AGENT:

Mrs Sarah Jones
Maybern Planning and Development Ltd
52a Bolton Street
Ramsbottom
Bury
BLO 9HX

DEVELOPMENT PROPOSED: Non-material amendment to planning permission 3/2022/0966 involving minor relocation of bin store, cycle hoops and associated fenceline and replacement grassed area to south of units 30-33.

AT: Crow Trees Farm, Crow Trees Brow, Chatburn, BB7 4AA.

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the non-material amendment to Planning Permission 3/2026/0344 for the following reason:

- 1 The proposed amendments go beyond that which could be considered as a Non-material amendment under section 96A of the Town and Country Planning Act insofar as that the alterations proposed to the approved site layout and subsequent impact of this upon the approved landscaping and ecology mitigation, namely a semi-mature Norway Maple tree, would amount to a 'material' amendment, in the absence of any supporting information to confirm otherwise.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

1. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.