

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: 3/2026/0374

DECISION DATE: 09 June 2026

DATE RECEIVED: 12/05/2026

APPLICANT:

Pringle Homes
c/o Agent

AGENT:

Mrs Sarah Jones
Maybern Planning and Development Ltd
52a Bolton Street
Ramsbottom
Bury
BL0 9HX

DEVELOPMENT PROPOSED:

Non-material amendment to planning permission 3/2022/0966 involving amendments to external materials and windows to rear elevations of dairy building conversion and garden room, amendment to external materials and door position to ancillary building conversion, minor re-positioning and external materials amendments to garage to rear of dairy building conversion.

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 3/2026/0374 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 proposed use of white chalk render and smooth blue brick for the elevational profiles of the barn buildings and garage building is considered to amount to a 'material' amendment to the approved external appearance.

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.