

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

BY PLANNING PORTAL
24 June 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 east of the residential units no.s 30-33/ 34-37 to reflect requirements of the Registered Provider associated with the site for separation on safety grounds.

The application is revised to that recently submitted (LPA ref 3/2026/0344) to address potential tree relationship concerns raised.

The bin store is to be moved south east to provide further separation to residential units in the two blocks with the access path revised accordingly. The cycle hoops are also to be moved slightly 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 L and Boundary Treatment Plan ref 21/139/BT01revD (updating from plans P01rev Ja / BT01rev C as agreed in the previous NMA application LPA ref 3/25/0001).

Information from Bowland Tree Consultancy to assess there is no material effect on the boundary trees (RPA or canopy) is also provided.

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-15034127.

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