

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: 3/2026/0485

DECISION DATE: 24 July 2026

DATE RECEIVED: 09/07/2026

APPLICANT:

Mr Gary Walsh
Treetops
Clint Bank Lane
Harrogate
HG3 3DS

AGENT:

Mr Edward Aspin
1 Caltha Drive
Lower Darwen
BB3 0TA

DEVELOPMENT PROPOSED: Non material amendment to application 3/2024/0530 involving elevation changes to windows, doors and the main entrance roof and the main entrance lobby re-positioned.

AT: Barn at Cockshotts Farm, Stubbins Lane, Sabden, BB7 9EH.

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 3/2026/0485 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 alterations to fenestration and introduction of a new roof feature are considered to cumulatively amount to a proposal that would be materially different in terms of design and external appearance to that of the original consent.

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.