

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	28/09/2026	Manager:	LH	Date:	30/9/26
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Application Ref:	3/2026/0702			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Non-material amendment to application 3/2026/0426 involving amendments to intercoms and fence posts.
Site Address/Location:	Ribchester St Wilfrids C of E Primary School Ribchester PR3 3XP

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

National Planning Practice Guidance: Flexible options for planning permissions

ASSESSMENT OF PROPOSED DEVELOPMENT:**Nature of Non-Material Amendment:**

Consent is sought for a non-material amendment to application 3/2026/0426, which granted consent for the erection of a 1m high 'ball top' fence to the existing masonry wall boundary, including magnetic locks and an audio intercom system.

The purpose of the application is to seek the Council's opinion as to whether the changes to the previously approved development are sufficiently material in their nature and in the context of the approved development so as to require a new planning permission. Non-material amendment applications are not an application for planning permission. They do not result in the issuing of a new planning permission and relate only to the amendments sought.

In this instance, the amendment sought relates to the proposed modification of the fence post fixings and the relocation of the audio intercom system. Specifically, No. 1 audio intercom is to be removed from the single-leaf pedestrian gate, and the No. 1 audio intercom currently affixed to the double-leaf pedestrian gate is to be repositioned to the adjacent fence post. Additionally, the fence posts on the western elevation are proposed to be mounted on base plate fixings secured to the masonry wall, while the fence posts along the southern elevation are proposed to be mounted on bracket fixings similarly bolted to the masonry wall.

Taking account of all of the above, the proposed amendments sought are considered to fall within the realm of a non-material change in as such that the proposed amendment would not amount to any material changes with respect to the originally approved site layout, visual impacts or residential amenity that would be materially different to that of the original consent. Furthermore, it is not considered that the proposed amendment would conflict with any of the Council's Development Management Policies or conditions relating to the original planning permission granted, nor is it considered that the proposed amendment would exacerbate any concerns which were raised by any third parties at the original planning application stage.

As such, it is considered that the proposed amendment would in this case constitute a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

Observations/Consideration of Matters Raised/Conclusion:

The non-material amendment should be granted.

RECOMMENDATION:

Approve non-material amendment.