

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

BY PLANNING PORTAL
15 September 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 submit a Non-Material Amendment (NMA) Application in respect of the dairy conversion unit of planning permission 3/2022/0966 for residential development on land to the rear of Crow Trees Farm, Chatburn.

The application is submitted following recent discussions with Mr Taylor of the planning department pursuant to application ref 3/2026/0374 for the proposed minor amendments to the dairy building residential conversion and its associated ancillary buildings.

Further information is now provided in this NMA application and an associated Discharge of Condition Application for condition 3 to planning permission 3/2022/0966 for the re-approval of external materials for the dairy building and its associated ancillary buildings is also submitted under separate cover by Pringle Homes. This dual NMA and DOC approach aligns with the recent discussion to enable the authority to fully agree the minor amendments proposed.

The amendments proposed to the building and its associated buildings comprise the following:

- elevation material amendments to small elements of the dwelling conversion
 - stone jams added to the right end elevation;
 - stone footer to the bottom of the rear elevation windows omitted (windows now extending lower)
 - garden room materials altered to white chalk render (and similar to the material that has been approved on the front elevation of the building as matching stone is unavailable) and cladding to be limited to the area above the left end window
 - garden room rear elevation window removed and left end elevation window size minor alterations and ribble blue brick added at low level to DPC
 - dimensions added in line with the originally consented plan details
- garage – siting and elevation material amendments
 - garage location re-positioned 1m to the south into the driveway area for improved car access/ maneuvering (this moves the garage further away from the boundary with the neighbouring property to the north)
 - main materials altered to ribble smooth blue brick (specification image provided on the plan) with white chalk render to the front elevation. Part of the rear elevation

also to form a retaining element to the garden area to rear (due to the minor relocation)

- dimensions added in line with the originally consented plan details
- ancillary building - elevation material amendments
 - material altered to white chalk render with smaller area of cladding
 - minor revision to door location

These minor changes are illustrated on the now submitted plans:

- Site Layout Plan ref 21/139/P01rev M
- Proposed Barn Conversion and Extension Floor Plans and Elevations ref 21/139/CO2rev Ba
- Detached Garage to Barn Conversion Plans Elevations and Section ref 21/139/ G04revA a
- Proposed Dutch Barn Conversion Annex Accommodation to Dwelling Floor Plans and Elevations ref 21/139/CO3rev Ba.

The minor updates are limited to the rear elevations and areas of the conversion building and to ancillary buildings to the rear of the unit and do not result in any element of the approved development being located closer to existing dwellings surrounding the site. The materials are also generally reflective of those already approved at the site whilst the ribble blue brick proposed is in keeping with the local area.

The application is submitted to enable the changes to be formally approved via the agreement of updated plans. The application fee of £309 is paid via the Planning Portal ref PP- 15225760.

We look forward to receiving confirmation of registration and progression to a positive decision. Should you require any further information or clarification please contact me.

Yours Faithfully,



Sarah Jones
For and behalf of Maybern Planning and Development