



NL Jones Planning
Duke House Business Hub
Duke House
Skipton
BD23 2HQ
www.nljonesplanning.com

19 February 2024

Janet Filbin
Principal Planner
Housing & Development Control
Burnley Council
Town Hall
Manchester Road
Burnley
BB11 9SA

Dear Janet

Butchers Farm, Omerod Street, Worsthorne, Lancs BB10 3NU – S96A Non-Material Amendment Application Regarding Access Drives to Plots 1-6 and 7-10 – Planning Permission ref 2020/0321 (Appeal Ref App/Z2315/W/21/3287521)

I write on behalf of my client, Skipton Properties, following our recent meeting. Thank you for your time in discussing the progression of the development, and we welcome your ongoing support in ensuring that the approved homes can be delivered as soon as possible.

S96A Non Material Amendment Application – Amendments to Access Drives to Plots 1-6 and 7-10

As agreed at our meeting on 31st January, I am pleased to submit a s96a non-material amendment application (Planning Portal Ref PP-12796204) which seeks to amend the access drives serving approved house plots 1-6 and 7-10.

The minor changes are shown on the enclosed drawing ref BUTCH-WBA-SI-ZZ-DR-A-PL-01 Proposed Site Layout Plan.

The details shown on the submitted plan do not differ from the approved proposed site layout plan (ref 19/68/51/H) aside from the non-material changes to the identified access drives.



In accordance with our discussions I understand that this can be agreed as a non-material amendment to the existing permission and welcome your confirmation accordingly.

In addition, we discussed the amendment of the wording of conditions 13 and 14 of the existing planning permission to enable the effective delivery of the development. In this respect we welcome your confirmation that the following revised wording, which includes revised 'trigger points' can be agreed by the Council

Table 1 – Proposed Amended Condition Wording	
Condition	Details
13 – Access Junction Timing	<p>This NMA application includes the suggested rewording of condition 13 as follows:</p> <p><i>The approved access junction and estate road shall be constructed in accordance with the approved details with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site the occupation of the 1st dwelling.</i></p>
14 – Estate Road Details & Timing	<p>We agreed that the current wording of condition 14 could be amended along the following lines, and this is therefore referenced in the s96a submission:</p> <p><i>No development No above ground works shall be commenced until the engineering, drainage, street lighting and constructional details of the proposed estate roads and details of the maintenance and management of all streets, access roads and drives have been submitted to and approved in writing by the Local Planning Authority. The estate roads shall be constructed to at least base course level in accordance with the approved details prior to the occupation of the 1st dwelling. The development shall thereafter be constructed, maintained and managed at all times in accordance with the approved details.</i></p>

I trust this is of assistance and look forward to progressing the site delivery with you.

Should you have any queries or require any further information please do contact me.

Yours sincerely,



Neil Jones
BA (Hons)DipTP MRTPI AssocRICS
Director

NL Jones Planning



Enc



Regulated by RTPI

NL Jones Planning Ltd is registered as a Limited Company in England and Wales
Reg. No – 13134056 Reg. Office – Duke House Business Hub, Duke House, Skipton, BD23 2HQ