



**FIRST-TIER TRIBUNAL  
PROPERTY CHAMBER  
(RESIDENTIAL PROPERTY)**

**Case Reference** : **MAN/30UL/PHI/2022/0004, 0006, 0007**

**Property** : (1) **32 Oak Ridge, Three Rivers Woodland Park, West Bradford, Clitheroe BB7 3JG**  
(2) **71 Ribble View, Three Rivers Woodland Park, West Bradford, Clitheroe BB7 3JG**  
(3) **110 Woodlands, Three Rivers Woodland Park, West Bradford, Clitheroe BB7 3JG**

**Applicant** : **Three Rivers Park Limited**

**Respondents** : (1) **Mr W Howard**  
(2) **Mr and Mrs P A Whaley**  
(3) **Mr A Smith**

**Type of Application** : **Determination of pitch fee**

**Tribunal Members** : **A M Davies, LLB**  
**I James, MRICS**

**Date of Decision** : **30 March 2023**

---

**AMENDMENT OF DECISION**

**pursuant to Rules 50 of**

**The Tribunal Procedure (First-tier Tribunal)  
(Property Chamber) Rules 2013 (“the Rules”)**

---

The decision of the Tribunal dated 2 February 2023 is amended to read as follows:  
“The pitch fees payable by the Respondents with effect from 5 November 2021 are:

- (1) Mr Howard: £487.61 per quarter
- (2) Mr and Mrs Whaley: £503.67 per quarter

(3) Mr Smith: £671.97 per quarter.”

### **Reasons**

1. Rule 5 of the Rules states that a Tribunal may at any time correct a clerical mistake .... in a decision, by
  - (a) sending notification of the amended decision....to each party; and
  - (b) making any necessary amendment to any information published in relation to the decision...”
  
2. There was an arithmetical error in the calculation of Mr Howard’s reviewed pitch fee. An increase of 3.8% was applied to his former pitch fee of £469.76 resulting in a reviewed pitch fee of £487.61 and not as stated in the original decision.