



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 8 December 2023

**3/2022/1129**

**Read**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

Bridge Hey Wood Caravan Park  
Dunkirk Farm Read BB12 7RR

**Officer:**  
**Decision Type:**

Stephen Kilmartin  
REFUSED

**Grid Reference**

375770 434060

**Development Description:**

Retrospective change of use with minor engineering works and associated landscaping works for the reuse of the former railway embankment and track bed to form an informal recreational amenity area in association with the adjacent holiday park.

**3/2023/0385**

**Mellor**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

Millstone Hotel Mellor Lane Mellor  
Lancashire BB2 7JR

**Officer:**  
**Decision Type:**

Kathryn Hughes  
REFUSED

**Grid Reference**

365111 430936

**Development Description:**

Proposed change of use of land to create an external dining area including built in seating

**3/2023/0517**

**Mellor**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

Quarry Bank Abbott Brow Mellor  
BB2 7HU

**Officer:**  
**Decision Type:**

Kathryn Hughes  
REFUSED

**Grid Reference**

364908 431512

**Development Description:**

Use of caravan for residential purposes.

**3/2023/0542**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Decision Date:**  
06/12/2023

**Development Address:**

Yew Tree Farm Chipping Road  
Chaigley BB7 3LX

**Officer:**  
**Decision Type:**

Will Hopcroft  
REFUSED

**Grid Reference**

365823 442642

**Development Description:**

Proposed erection of agricultural workshop and machinery/implement storage building.

**3/2023/0619**

**Dutton**

Variation of Condition

**Decision Date:**  
08/12/2023

**Development Address:**

Moor Cock Farm Clitheroe Road  
Ribchester PR3 2YT

**Officer:**  
**Decision Type:**

Will Hopcroft  
APPROVED WITH CONDITIONS

**Grid Reference**

365273 437872

**Development Description:**

Demolition of existing garage/workshop and dutch barn; re-use of former farm buildings as a dwelling; closure of vehicular access to the farmyard; alterations to the existing access; sewage treatment and surface water drainage facilities; and landscaping (pursuant to variation of conditions 2 (plans) and 4 (external works) and removal of conditions 3 (gate and entrance detail), 7 (velux roof detail), 10 (landscaping) and 13 (access materials) from planning permission 3/2021/0261)

Planning Applications decided week ending: 8 December 2023

<b>3/2023/0645</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b> Applications for full consent <b>Development Address:</b> Raygill Moss Farm Gisburn Road Bolton By Bowland BB7 4LS	<b>Development Description:</b> Proposed earth bank slurry store with associated landscaping.	<b>Grid Reference</b> 380570 449770
<b>Decision Date:</b> 06/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		
<b>3/2023/0664</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> Langho Sports and Social Club Dewhurst Road Langho BB6 8AF	<b>Development Description:</b> Construction of two dugout shelter buildings to replace the existing temporary shelters.	<b>Grid Reference</b> 369072 434193
<b>Decision Date:</b> 08/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		
<b>3/2023/0671</b>	<b>Aighton, Bailey &amp; Chaigley</b> Outline <b>Development Address:</b> The Warren Warren Fold Hurst Green BB7 9QH	<b>Development Description:</b> Outline planning application for the erection of two new residential self-build bungalows for those aged 55 or over (all matters reserved). Resubmission of 3/2022/0469.	<b>Grid Reference</b> 368573 438134
<b>Decision Date:</b> 08/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin REFUSED		
<b>3/2023/0704</b>	<b>Clitheroe</b> Alter or Extend a Listed Building <b>Development Address:</b> 12 Duck Street Clitheroe BB7 1LP	<b>Development Description:</b> Listed Building Consent for regularisation of internal alterations to upgrade thermal insulation.	<b>Grid Reference</b> 374573 441854
<b>Decision Date:</b> 07/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<b>3/2023/0707</b>	<b>Longridge</b> Applications for full consent <b>Development Address:</b> 1 Lower Lane Longridge PR3 3SL	<b>Development Description:</b> Application to regularise mixed building use permitting retail with associated bar serving alcohol, and occupational dwelling (sui generis).	<b>Grid Reference</b> 360545 436798
<b>Decision Date:</b> 08/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Will Hopcroft APPROVED WITH CONDITIONS		
<b>3/2023/0713</b>	<b>Gisburn</b> Applications for full consent <b>Development Address:</b> 3 Park View Main Street Gisburn BB7 4HA	<b>Development Description:</b> Proposed air source heat pump to rear.	<b>Grid Reference</b> 382836 448786
<b>Decision Date:</b> 06/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup REFUSED		

Planning Applications decided week ending: 8 December 2023

**3/2023/0728**

**Waddington**

Application for tree works

**Decision Date:**  
04/12/2023

**Development Address:**

146 Shireburn Park Edisford Road  
Clitheroe BB7 3LB

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

372566 441934

**Development Description:**

Crown lift sycamore tree.

**3/2023/0731**

**Rimington and Middop**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

Laneside Farm Stocks Lane  
Rimington BB7 4JR

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

384660 4456729

**Development Description:**

Erection of agricultural building.

**3/2023/0756**

**Billington and Langho**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

15 Billington Gardens Billington BB7 9LU

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

372286 435432

**Development Description:**

Proposed single-storey extensions to rear, replacement porch to front, alterations to fenestration. Demolition of existing garage and replacement with new garden room and new garden office.

**3/2023/0763**

**Rimington and Middop**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

Salem Congregational Chapel Long  
Lover Lane Rimington BB7 4EG

**Officer:**

Ben Taylor

**Decision Type:**

REFUSED

**Grid Reference**

382095 445723

**Development Description:**

Change of use of agricultural land along the edge of Newby Lane for provision of off road parking for cars.

**3/2023/0766**

**Clitheroe**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

Waterloo Timber and Waterloo Mill  
Waterloo Road Clitheroe BB7 1LR

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

374649 441949

**Development Description:**

Proposed partial demolition and alterations to buildings. Creation of larger yard area and parking, re-organisation of existing uses with the buildings.

**3/2023/0770**

**Billington and Langho**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

1 Bonny Grass Terrace Billington  
BB7 9LY

**Officer:**

Emily Pickup

**Decision Type:**

REFUSED

**Grid Reference**

372274 435629

**Development Description:**

Proposed reconfiguration of first floor accommodation and installation of new external staircase to provide access to first floor apartment. Removal of ground floor side door opening and extension of retail area into current lobby, stairwell, toilet and office area.

**3/2023/0782**

**Chatburn**

Discharge of Conditions

**Decision Date:**  
08/12/2023

**Development Address:**

59 Downham Road Chatburn BB7 4AU

**Officer:**  
**Decision Type:**

Emily Pickup  
REFUSED

**Grid Reference**

377301 444242

**Development Description:**

Approval of details reserved by condition 4 (Materials) of planning permission 3/2020/0892.

**3/2023/0783**

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Application for tree works in a conser

**Decision Date:**  
06/12/2023

**Development Address:**

Jerusalem Hill Gisburn Road Bolton  
By Bowland Clitheroe BB7 4NP

**Officer:**  
**Decision Type:**

David Hewitt  
APPROVED WITH CONDITIONS

**Grid Reference**

378721 449430

**Development Description:**

Tree works. T1 Magnolia - Crown reduction. T2 Conifer - Crown raise/lifting. T3 Sycamore - Remove due to shading.

**3/2023/0791**

**Wiswell**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

27 Pendleton Road Wiswell BB7 9DD

**Officer:**  
**Decision Type:**

Emily Pickup  
APPROVED WITH CONDITIONS

**Grid Reference**

374666 437513

**Development Description:**

Proposed demolition of existing porch and detached garage and construction of replacement garage with single-storey link building to rear.

**3/2023/0817**

**Bowland Forest (Higher)**

Variation of Condition

**Decision Date:**  
07/12/2023

**Development Address:**

Root Farm Dunsop Bridge Clitheroe  
BB7 3BB

**Officer:**  
**Decision Type:**

Ben Taylor  
APPROVED WITH CONDITIONS

**Grid Reference**

366014 449950

**Development Description:**

Demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop (pursuant to variation 2 on permission 3/2021/0952 to amend approved plans).

**3/2023/0821**

**Waddington**

Applications for full consent

**Decision Date:**  
04/12/2023

**Development Address:**

Carter Fold Slaidburn Road  
Waddington BB7 3JQ

**Officer:**  
**Decision Type:**

Emily Pickup  
APPROVED WITH CONDITIONS

**Grid Reference**

372748 444013

**Development Description:**

Proposed construction of two steel frame agricultural buildings to cover open yard areas.

**3/2023/0823**

**Bowland with Leagram**

Discharge of Conditions

**Decision Date:**  
07/12/2023

**Development Address:**

Barn 2 Dinkling Green Farm Little  
Bowland Road Chipping BB7 3BN

**Officer:**  
**Decision Type:**

Will Hopcroft  
APPROVED WITH CONDITIONS

**Grid Reference**

364009 446937

**Development Description:**

Approval of details reserved by condition 3 (external materials) of listed building consent 3/2022/0750.

**3/2023/0824****Bowland with Leagram**

Discharge of Conditions

**Decision Date:**  
07/12/2023**Development Address:**Barn 2 Dinkling Green Farm Little  
Bowland Road Chipping BB7 3BN**Officer:**

Will Hopcroft

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

364009 446937

**Development Description:**

Approval of details reserved by condition 5 (method statement) of listed building consent 3/2022/0750.

**3/2023/0828****Ribchester**

Applications for full consent

**Decision Date:**  
07/12/2023**Development Address:**7 Stoneygate Lane Ribchester PR3  
2ZS**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

364473 436194

**Development Description:**

Proposed single-storey extension to rear.

**3/2023/0830****Waddington**

Certificate of Lawfulness - Proposed

**Decision Date:**  
06/12/2023**Development Address:**15 Waddow Grove Waddington BB7  
3JL**Officer:**

Emily Pickup

**Decision Type:**

APPROVED NO CONDITIONS

**Grid Reference**

373071 443711

**Development Description:**

Certificate of Lawfulness for proposed single-storey extension to the rear.

**3/2023/0831****Billington and Langho**

Applications for full consent

**Decision Date:**  
07/12/2023**Development Address:**7 Masefield Close Brockhall Village  
Old Langho BB6 8HS**Officer:**

Lucy Walker

**Decision Type:**

REFUSED

**Grid Reference**

369934 436527

**Development Description:**

Proposed first floor extension over snug/store to front elevation.

**3/2023/0837****Mellor**

Variation of Condition

**Decision Date:**  
06/12/2023**Development Address:**

29 Mellor Brow Mellor BB2 7EX

**Officer:**

Lucy Walker

**Decision Type:**

REFUSED

**Grid Reference**

364850 430920

**Development Description:**

Proposed alterations and extension to include a two storey extension and car port (pursuant to variation of condition 2 (approved plans) on planning permission 3/2022/0323).

**3/2023/0838****Bolton-by-Bowland, Gisburn Forest and Sawley**

Application for tree works in a conser

**Decision Date:**  
06/12/2023**Development Address:**1 Laneside Cottages Sawley BB7  
4LF**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

377819 446678

**Development Description:**

Prune Plum Tree.

**3/2023/0839**

**Waddington**

Application for tree works in a conser

**Decision Date:**  
06/12/2023

**Development Address:**

Smithy Cottage Beech Mount  
Waddington BB7 3HS

**Officer:**  
**Decision Type:**

David Hewitt  
APPROVED WITH CONDITIONS

**Development Description:**

Prune fir tree.

**Grid Reference**

372884 443847

**3/2023/0840**

**Whalley**

Application for tree works

**Decision Date:**  
06/12/2023

**Development Address:**

Maple House 3 Maple Close  
Whalley BB7 9AG

**Officer:**  
**Decision Type:**

David Hewitt  
APPROVED WITH CONDITIONS

**Development Description:**

.Removal of T1 (Lime), T2 (Ash) and T3 (Sycamore) and pruning of T4 (Silver Birch and T5 (Horse Chestnut)

**Grid Reference**

373611 436942

**3/2023/0844**

**Read**

Applications for full consent

**Decision Date:**  
08/12/2023

**Development Address:**

5 Whalley Road Read BB12 7PB

**Officer:**  
**Decision Type:**

Emily Pickup  
REFUSED

**Development Description:**

Retention of unauthorised 1500mm timber fence on roof of rear garage relocated 1m in from the neighbouring boundary on one side. Resubmission of application 3/2023/0058.

**Grid Reference**

376883 434505

**3/2023/0851**

**Clitheroe**

Discharge of Conditions

**Decision Date:**  
07/12/2023

**Development Address:**

Land at Higher Standen Farm and  
Part Littlemoor Farm Clitheroe

**Officer:**  
**Decision Type:**

Stephen Kilmartin  
APPROVED WITH CONDITIONS

**Development Description:**

Approval of details reserved by conditions 36 (construction environmental management scheme), 42 (noise mitigation) and 52 (travel plan) of planning permission 3/2015/0895.

**Grid Reference**

374918 440647

**3/2023/0864**

**Bowland with Leagram**

Discharge of Conditions

**Decision Date:**  
08/12/2023

**Development Address:**

Barn 2 Dinkling Green Farm Little  
Bowland Road Chipping BB7 3BN

**Officer:**  
**Decision Type:**

Will Hopcroft  
partial discharge

**Development Description:**

Approval of details reserved by condition 4 (sections of each elevation) of listed building consent 3/2022/0750.

**Grid Reference**

364009 446937

**3/2023/0867**

**Waddington**

Discharge of Conditions

**Decision Date:**  
07/12/2023

**Development Address:**

Teewood Farm Barns Slaidburn  
Road Waddington BB7 3JJ

**Officer:**  
**Decision Type:**

Ben Taylor  
APPROVED WITH CONDITIONS

**Development Description:**

Approval of details reserved by conditions 7 (materials), 20 (protected species licence) and 24 (Electric Vehicle Charging Point) of planning permission 3/2022/0777.

**Grid Reference**

372219 445473



Planning Applications decided week ending: 8 December 2023

<b>3/2023/0906</b>	<b>Wiswell</b> Agricultural determination	<b>Development Description:</b> Prior notification for extension to existing agricultural livestock building.	<b>Grid Reference</b> 374476 438773
<b>Decision Date:</b> 06/12/2023	<b>Development Address:</b> Park Farm Whalley Road Barrow BB7 9BD		
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup REFUSED		

<b>3/2023/0922</b>	<b>Newton</b> Agricultural determination	<b>Development Description:</b> Prior approval for a new agricultural track 390m x 3.5m.	<b>Grid Reference</b> 368160 452765
<b>Decision Date:</b> 08/12/2023	<b>Development Address:</b> Burnhouse Farm Back Lane Slaidburn BB7 3EE		
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup PERMISSION NOT REQUIRED		

<b>3/2023/0958</b>	<b>Clitheroe</b> Discharge of Conditions	<b>Development Description:</b> Approval of details reserved by condition 6 (Render) of Listed Building Consent 3/2022/1029.	<b>Grid Reference</b> 374253 442097
<b>Decision Date:</b> 04/12/2023	<b>Development Address:</b> 11 Railway View Road Clitheroe BB7 2HE		
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		

<b>3/2023/0962</b>	<b>Clitheroe</b> Application for tree works	<b>Development Description:</b> Removal of T2 (beech).	<b>Grid Reference</b> 374099 440870
<b>Decision Date:</b> 04/12/2023	<b>Development Address:</b> Aldi Store Whalley Road Clitheroe BB7 1HT		
<b>Officer:</b> <b>Decision Type:</b>	David Hewitt APPROVED WITH CONDITIONS		

<b>3/2023/0967</b>	<b>Clitheroe</b> Application for tree works in a conser	<b>Development Description:</b> T1 - Beech. Crown reduce by 2m and reduce major limbs over main drive.	<b>Grid Reference</b> 374313 441733
<b>Decision Date:</b> 04/12/2023	<b>Development Address:</b> Clitheroe Castle grounds (just inside the Castlegate entrance)		
<b>Officer:</b> <b>Decision Type:</b>	David Hewitt APPROVED WITH CONDITIONS		