



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 10 December 2021

**3/2021/0039**

**Downham**

Alter or Extend a Listed Building

**Decision Date:**  
09/12/2021

**Development Address:**

Back o'Thorn 25 Brookside  
Downham BB7 4BP

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

Adrian Dowd  
APPROVED WITH CONDITIONS

**Grid Reference**

378685 444074

**Development Description:**

Replacement timber windows, proposed internal works and refurbishments.

**3/2021/0658**

**Clitheroe**

Discharge of Conditions

**Decision Date:**  
09/12/2021

**Development Address:**

Land at Higher Standen Farm and  
Part Littlemoor Farm Clitheroe

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

Stephen Kilmartin  
APPROVED WITH CONDITIONS

**Grid Reference**

374918 440647

**Development Description:**

Discharge of conditions 34 (culvert crossing), 39 (Construction method statement), 40 (Energy report), 53 (estate roads) 64 (artificial public street/road/footway lighting) from planning permission 3/2015/0895 as updated by non-material amendment 3/2016/0939.

**3/2021/0899**

**Whalley**

Applications for full consent

**Decision Date:**  
07/12/2021

**Development Address:**

12 Beech Drive Calderstones Park  
Whalley BB7 9RA

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

Ben Taylor  
REFUSED

**Grid Reference**

372252 437472

**Development Description:**

Proposed two storey extension to rear and single storey extension to side. Resubmission of 3/2021/0625.

**3/2021/0932**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Decision Date:**  
07/12/2021

**Development Address:**

8a The Dene Hurst Green BB7 9QF

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

Ben Taylor  
APPROVED WITH CONDITIONS

**Grid Reference**

6835 3795

**Development Description:**

Proposed oak framed porch to the front of the house.

**3/2021/0951**

**Clitheroe**

Discharge of Conditions

**Decision Date:**  
09/12/2021

**Development Address:**

Land at Higher Standen Farm and  
Part Littlemoor Farm Clitheroe

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

Stephen Kilmartin  
APPROVED WITH CONDITIONS

**Grid Reference**

374918 440647

**Development Description:**

Discharge of Conditions 30 (Play Space Management Plan), Condition 54 (Footpath and Cycle Way), Condition 58 (Road Drainage, Fire Hydrants, Hard Landscaping, Footpath and Cycle Linkages), Condition 59 (Bus Stops) from planning permission 3/2015/0895 as updated by non-material amendment 3/2016/0939.

**3/2021/0954**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
 PRIOR NOTIFICATION OF AGRIC E      **Development Description:**      379261    446842  
**Decision Date:**      **Development Address:**      Prior notification under class Q (a) and (b) for the  
 07/12/2021      Old Sawley Grange Gisburn Rd      conversion of the existing agricultural building to form 3 new  
 Sawley BB7 4LQ      dwellings.  
**Officer:**      John Macholc  
**Decision Type:**      PRIOR APPROVAL GRANTED

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**3/2021/0963**      **Ramsgreave**      **Grid Reference**  
 Applications for full consent      **Development Description:**      366873    431068  
**Decision Date:**      **Development Address:**      Proposed two-storey and single-storey extensions to rear  
 08/12/2021      Tanner House Farm Higher      including balcony, and conversion and extension of garage  
 Ramsgreave Road Ramsgreave      to form granny annex including raised decking.  
 BB1 9DJ  
**Officer:**      Adrian Dowd  
**Decision Type:**      REFUSED

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**3/2021/0994**      **Gisburn**      **Grid Reference**  
 Applications for full consent      **Development Description:**      382474    448910  
**Decision Date:**      **Development Address:**      Erection of a polytunnel.  
 10/12/2021      3 Bowland View Mill Lane Gisburn  
 BB7 4PR  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/0995**      **Mellor**      **Grid Reference**  
 Application for tree works      **Development Description:**      365069    430856  
**Decision Date:**      **Development Address:**      Tree works - Beech to be felled. Tree has meripilus.  
 07/12/2021      St Marys Court Church Lane Mellor  
 Blackburn Lancs BB2 7SE  
**Officer:**      Alex Shutt  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/0996**      **Billington and Langho**      **Grid Reference**  
 Applications for full consent      **Development Description:**      372067    435429  
**Decision Date:**      **Development Address:**      Propose dormer to front elevation.  
 09/12/2021      143 Pasturelands Drive Billington  
 BB7 9LJ  
**Officer:**      Sarah Heppell  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1003**      **Longridge**      **Grid Reference**  
 Certificate of Lawfulness - Existing      **Development Description:**      361004    437164  
**Decision Date:**      **Development Address:**      Certificate of Lawfulness for the existing alterations to a  
 10/12/2021      4 Clayton Court Longridge PR3 3UD      garage from a sloping roof to a pitched roof.  
**Officer:**      Sarah Heppell  
**Decision Type:**      APPROVED NO CONDITIONS

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**3/2021/1019**      **Clayton-le-Dale**      **Grid Reference**  
 Applications for full consent      365133    432081  
**Development Description:**  
 Proposed single storey extension to form conservatory to rear.  
**Development Address:**  
 Fairacre Longsight Road  
 Clayton-le-Dale BB2 7JA  
**Decision Date:**  
 07/12/2021  
**Officer:** Sarah Heppell  
**Decision Type:** APPROVED WITH CONDITIONS

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**3/2021/1020**      **West Bradford**      **Grid Reference**  
 Variation of Condition      373660    444973  
**Development Description:**  
 Variation of Condition 2 (Plans) of planning application 3/2020/0544, to reflect the updated layout and change of lodge type. Conditions 4, 5, 12, 14, 15, 16, 19, 22 to be omitted as additional information included within application to allow condition to be discharged. Sample provided to discharge condition 3.  
**Development Address:**  
 Eaves Hall Eaves Hall Lane West  
 Bradford BB7 3JG  
**Decision Date:**  
 06/12/2021  
**Officer:** Adam Birkett  
**Decision Type:** REFUSED

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**3/2021/1026**      **Billington and Langho**      **Grid Reference**  
 Applications for full consent      369152    434095  
**Development Description:**  
 Proposed conversion and extension of the existing garage into an annex.  
**Development Address:**  
 2 The Rydings Langho Blackburn  
 BB6 8BQ  
**Decision Date:**  
 07/12/2021  
**Officer:** Ben Taylor  
**Decision Type:** APPROVED WITH CONDITIONS

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**3/2021/1031**      **Clayton-le-Dale**      **Grid Reference**  
 Applications for full consent      366004    432850  
**Development Description:**  
 Demolition of existing bungalow and replacement with new house and detached garage.  
**Development Address:**  
 High Trees Longsight Road  
 Clayton-Le-Dale BB2 7JA  
**Decision Date:**  
 10/12/2021  
**Officer:** Ben Taylor  
**Decision Type:** APPROVED WITH CONDITIONS

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**3/2021/1044**      **Clitheroe**      **Grid Reference**  
 Applications for full consent      374781    442895  
**Development Description:**  
 Proposed two storey rear extension and replacement detached garage to the rear of the existing private dwelling,  
**Development Address:**  
 112 Pimlico Road Clitheroe BB7  
 4PT  
**Decision Date:**  
 07/12/2021  
**Officer:** Adrian Dowd  
**Decision Type:** REFUSED

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**3/2021/1052**      **Clitheroe**      **Grid Reference**  
 Applications for full consent      374064    441154  
**Development Description:**  
 Proposal to increase the amount of public access to the nature reserve through creation of additional footpaths and a second bridge crossing to create a mini-circular walk.  
**Development Address:**  
 Land at Primrose Works Primrose  
 Road Clitheroe  
**Decision Date:**  
 09/12/2021  
**Officer:** John Macholc  
**Decision Type:** APPROVED WITH CONDITIONS

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**3/2021/1056**      **Clitheroe**  
 Applications for full consent  
**Development Address:**  
 2 Balmoral Avenue Clitheroe BB7 2QH

**Decision Date:**  
 10/12/2021

**Officer:** Ben Taylor  
**Decision Type:** REFUSED

**Development Description:**  
 Proposed two storey extension to form garage with utility at ground floor and two bedrooms and en-suite facilities at first floor.

**Grid Reference**  
 373389 441004

**3/2021/1059**      **Barrow**  
 Applications for full consent  
**Development Address:**  
 Former Waste Water Treatment Works Whalley Road Barrow BB7 9AP

**Decision Date:**  
 09/12/2021

**Officer:** Laura Eastwood  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed 2 new 3 bedroom detached dwellings with detached double garages, associated services and landscaping. Following Permission in Principle application 3/2020/0938 and planning appeal APP/T2350/W/21/3269165.

**Grid Reference**  
 374085 439184

**3/2021/1061**      **Clitheroe**  
 Applications for full consent  
**Development Address:**  
 30 Castle Street Clitheroe BB7 2BX

**Decision Date:**  
 08/12/2021

**Officer:** Laura Eastwood  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed removal of part of existing shop front window (small fixed fanlight above door) and replacement with glazed louvres to provide natural ventilation into the branch.

**Grid Reference**  
 374356 441843

**3/2021/1062**      **Wilpshire**  
 Applications for full consent  
**Development Address:**  
 Burnside Parsonage Road Wilpshire BB1 4AG

**Decision Date:**  
 08/12/2021

**Officer:** Ben Taylor  
**Decision Type:** REFUSED

**Development Description:**  
 Proposed two storey side extension following existing roof line to include garage below with additional bedroom with balcony over. Cladding of rear elevation. Following refused applications 3/2020/0780 and 3/2020/1076.

**Grid Reference**  
 369441 431795

**3/2021/1064**      **Mellor**  
 Applications for full consent  
**Development Address:**  
 11 Elswick Gardens Mellor BB2 7JD

**Decision Date:**  
 10/12/2021

**Officer:** Sarah Heppell  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Demolition of conservatory, proposed single storey extension to rear and widening of drive to include additional length of dropped kerb.

**Grid Reference**  
 364940 431035

**3/2021/1099**      **Longridge**  
 Application for tree works  
**Development Address:**  
 Broom Hill Lodge Higher Road Longridge PR3 3SY

**Decision Date:**  
 09/12/2021

**Officer:** Alex Shutt  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Sycamore T1 - crown raise to 3 metres of mature sycamore tree to front of property with canopy largely overhanging the drive way. Crown raise to allow for access down the drive without damage from vehicles. Tree has been pruned away from overhead power lines previously but we do not wish to go into the higher canopy.

**Grid Reference**  
 361139 437640

**3/2021/1115**      **Bowland Forest (Higher)**      **Grid Reference**  
 Discharge of Conditions      365891    450056  
**Development Description:**  
 Discharge of Conditions 8 (Fence, wall and gate details) 15  
**Decision Date:**      **Development Address:**  
 10/12/2021      Whitcher Well Fish Hatchery  
 Whitendale Road Dunsop Bridge  
 BB7 3BL  
**Officer:**      John Macholc  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1119**      **Ribchester**      **Grid Reference**  
 Application for tree works in a conser      365047    435293  
**Development Description:**  
 Tree Works Prunus Tree - Crown reduction, thinning and  
**Decision Date:**      **Development Address:**  
 06/12/2021      34 Water Street Ribchester PR3  
 3YJ  
**Officer:**      Alex Shutt  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1129**      **Clitheroe**      **Grid Reference**  
 Prior notification of proposed larger h      373683    441408  
**Development Description:**  
 Proposed erection of single storey extension to the rear  
**Decision Date:**      **Development Address:**  
 10/12/2021      16 Henthorn Road Clitheroe BB7  
 2LD  
**Officer:**      Sarah Heppell  
**Decision Type:**      PERMISSION NOT REQUIRED

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**3/2021/1150**      **Aighton, Bailey & Chaigley**      **Grid Reference**  
 Discharge of Conditions      367369    438921  
**Development Description:**  
 Discharge of conditions 3 (Windows Doors and Rooflights)  
**Decision Date:**      **Development Address:**  
 10/12/2021      Barn at Greengore Hill Lane Hurst  
 Green BB7 9QT  
**Officer:**      John Macholc  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1157**      **Read**      **Grid Reference**  
 Non-Material amendment      375771    434981  
**Development Description:**  
 Non material amendment to planning permission  
**Decision Date:**      **Development Address:**  
 08/12/2021      Outbuildings adjacent to Hammond  
 Drive Read BB12 7RE  
 3/2018/0024. Alterations to the facades including windows  
 and doors plan reference PHA/088/1000  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1162**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
 Certificate of Lawfulness - Existing      377130    451539  
**Development Description:**  
 Certificate of Lawful Development for an existing use in  
**Decision Date:**      **Development Address:**  
 09/12/2021      Varleys Farm Anna Lane Bolton by  
 Bowland BB7 4NZ  
 and outbuildings as shown with the red edge boundary on  
 the location plan  
**Officer:**      Adrian Dowd  
**Decision Type:**      REFUSED

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**3/2021/1176**

**Pendleton**

Discharge of Conditions

**Decision Date:**  
08/12/2021

**Development Address:**  
Clitheroe Golf Club Whalley Road  
Barrow BB7 1PP

**Development Description:**

Discharge of conditions 2 (fencing) and 3 (external materials) from planning permission 3/2021/0332.

**Grid Reference**

373884 439302

**Officer:**

John Macholc

**Decision Type:**

APPROVED WITH CONDITIONS

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**3/2021/1189**

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

Application for tree works in a conser

**Decision Date:**  
07/12/2021

**Development Address:**  
Church Gates House 5 Gisburn  
Road Bolton By Bowland Lancashire

**Development Description:**

T1 - White Cedar and T2 - Lawson Cypress - Complete removal except for roots and ground level stumps.

**Grid Reference**

378619 449371

**Officer:**

David Hewitt

**Decision Type:**

APPROVED NO CONDITIONS

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**3/2021/1206**

**Billington and Langho**

Application for tree works

**Decision Date:**  
07/12/2021

**Development Address:**  
York Cliff Snodworth Road Langho  
Lancashire

**Development Description:**

Retrospective tree works application for 2 felled beech tree's. Request to crown lift tree overhanging road side to make safe on Snodworth Road/York Lane.

**Grid Reference**

370677 433717

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

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