



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 21 January 2022

**3/2021/0380**

**Whalley**

Discharge of Conditions

**Decision Date:**  
17/01/2022

**Development Address:**

Land to the East of Clitheroe Road  
Barrow BB7 9BN

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

Laura Eastwood  
APPROVED WITH CONDITIONS

**Grid Reference**

373731 437844

**Development Description:**

Discharge of Conditions of planning application 3/2019/0862. Condition 10 - Construction Method Statement, 15 - Surface Water Scheme, 16 - Surface Water Drainage, 17 - Surface Water Prevention.

**3/2021/0454**

**Clitheroe**

Alter or Extend a Listed Building

**Decision Date:**  
20/01/2022

**Development Address:**

The Old Toll House 1-5 Parson  
Lane Clitheroe BB7 2JP

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

Adrian Dowd  
APPROVED WITH CONDITIONS

**Grid Reference**

374256 441798

**Development Description:**

Proposed alterations to the existing bathroom. Level entry shower tray to be provided with mechanical ventilation. Existing bath waste to be altered to accommodate the works. Patch repair the existing ceiling. The existing floor is to be levelled as there is a gradient to the existing floor finish.

**3/2021/0848**

**Clitheroe**

Discharge of Conditions

**Decision Date:**  
17/01/2022

**Development Address:**

Land adj 97 Woone Lane Clitheroe  
BB7 1BJ

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

Laura Eastwood  
APPROVED WITH CONDITIONS

**Grid Reference**

373961 441141

**Development Description:**

Discharge of Conditions 14 (Disposal of Surface Waters), 15 (Surface Water Drainage Scheme), 16 (Maintenance Plan), 17 (Sustainable Drainage Scheme), 18 (Surface Water and Pollution Prevention) of planning permission 3/2018/0535.

**3/2021/1032**

**Longridge**

Applications for full consent

**Decision Date:**  
18/01/2022

**Development Address:**

54a Berry Lane Longridge PR3 3JP

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

Adrian Dowd  
APPROVED WITH CONDITIONS

**Grid Reference**

360320 437498

**Development Description:**

Change of use of first floor accommodation from residential flat to office.

**3/2021/1086**

**Mellor**

Removal of Condition

**Decision Date:**  
21/01/2022

**Development Address:**

Woodfold Park Stud Woodfold Park  
Mellor BB2 7QA

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

Adam Birkett  
REFUSED

**Grid Reference**

364010 429732

**Development Description:**

Removal of Condition 5 (Occupancy) and 6 (Residency) of planning permission 3/2007/0252.

**3/2021/1100**      **Aighton, Bailey & Chaigley**      **Grid Reference**  
 Applications for full consent      **Development Description:**      367224    442112  
**Decision Date:**      **Development Address:**      Installation of a free standing garden room within the  
 18/01/2022      New Spring Barn Walker Fold      garden. Surface water to discharge to existing surface  
 Chaigley Lancashire      water drains  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1163**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
 Certificate of Lawfulness - Existing      **Development Description:**      376819    453673  
**Decision Date:**      **Development Address:**      Regularisation of existing use of outbuilding as  
 17/01/2022      Middle Knotts Knotts Lane Bolton by      garage/home office at the north eastern edge of the site.  
 Bowland BD23 4SJ  
**Officer:**      Laura Eastwood  
**Decision Type:**      APPROVED NO CONDITIONS

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**3/2021/1164**      **Billington and Langho**      **Grid Reference**  
 Applications for full consent      **Development Description:**      369260    434212  
**Decision Date:**      **Development Address:**      New hardstanding to extend display area of garden centre  
 17/01/2022      Cunliffe House Farm Longsight      along with new fences and repositioning of access track.  
 Road Langho BB6 8AD  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1169**      **Wiswell**      **Grid Reference**  
 Applications for full consent      **Development Description:**      374927    437546  
**Decision Date:**      **Development Address:**      Proposed two storey extension including adjustments to  
 19/01/2022      13 Leys Close Wiswell BB7 9DA      rear garden, new dormer window to the Frontage,  
    relocation of entrance door, replacement facade treatments  
    and miscellaneous alterations to the driveway.  
**Officer:**      Ben Taylor  
**Decision Type:**      REFUSED

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**3/2021/1177**      **Bowland Forest (Lower)**      **Grid Reference**  
 Applications for full consent      **Development Description:**      366371    444328  
**Decision Date:**      **Development Address:**      Retrospective planning application for a new outdoor equine  
 17/01/2022      land to the South of Whitewell Road      arena and proposed change of use of agricultural building  
 Cow Ark      to equestrian use  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1179**      **Whalley**      **Grid Reference**  
 Agricultural determination      **Development Description:**      372633    439535  
**Decision Date:**      **Development Address:**      Proposed roof to cover a feed area for cows at the back of  
 19/01/2022      Fishes And Peggy Hill Farm      an existing cow shed.  
 Henthorn Road Clitheroe BB7 3BY  
**Officer:**      Sarah Heppell  
**Decision Type:**      PERMISSION NOT REQUIRED

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**3/2021/1180**      **Whalley**      **Grid Reference**  
 Applications for full consent      372643    436871  
**Development Description:**  
 Proposed raised roof to dormer bungalow . Additional  
**Development Address:**      dormers to front and rear and alteration to parking  
 3 Moor Field Whalley BB7 9SA      arrangements.  
**Decision Date:**      21/01/2022  
**Officer:**      Sarah Heppell  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1183**      **Ramsgreave**      **Grid Reference**  
 Variation of Condition      368412    431664  
**Development Description:**  
 Variation of condition 2 of planning permission 3/2021/0168  
**Development Address:**      to amend the approved design to incorporate a hipped to  
 21 Paris Ramsgreave BB1 9BJ      gable to roof conversion and other minor alterations.  
**Decision Date:**      19/01/2022  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1184**      **Sabden**      **Grid Reference**  
 Applications for full consent      377955    437327  
**Development Description:**  
 Proposed single storey extension to rear.  
**Development Address:**  
 Nutter Barn House Pendle Street  
 East Sabden BB7 9EQ  
**Decision Date:**      21/01/2022  
**Officer:**      Sarah Heppell  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1187**      **Wilpshire**      **Grid Reference**  
 Application for tree works      368898    432377  
**Development Description:**  
 1 x Sycamore 1 x Lime tree to crown thin and clean, which  
 will allow better light and reduce the probability of failure of  
 branches failing in bad weather.  
**Development Address:**  
 Hollymount 3 Hollowhead Lane  
 Wilpshire BB1 9JX  
**Decision Date:**      17/01/2022  
**Officer:**      Alex Shutt  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1195**      **Waddington**      **Grid Reference**  
 Applications for full consent      372851    443547  
**Development Description:**  
 Proposed demolition of existing utility room extension and  
 replacement with single storey rear and side extension.  
**Development Address:**  
 43 Waddow View Waddington BB7  
 3HJ  
**Decision Date:**      17/01/2022  
**Officer:**      Sarah Heppell  
**Decision Type:**      REFUSED

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**3/2021/1198**      **Simonstone**      **Grid Reference**  
 Applications for full consent      377945    435073  
**Development Description:**  
 Proposed roof over cattle handling system.  
**Development Address:**  
 Law Farm Trapp Lane Simonstone  
 BB12 7JE  
**Decision Date:**      20/01/2022  
**Officer:**      Sarah Heppell  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1215**      **Billington and Langho**      **Grid Reference**  
 Applications for full consent      **Development Description:**      370968    433560  
**Decision Date:**      **Development Address:**      Two new camping pods with associated groundworks.  
 20/01/2022      Land to SW of Garthpool York 27  
 Whalley Old Road Langho BB6  
 8DU  
**Officer:**      Adrian Dowd  
**Decision Type:**      REFUSED

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**3/2021/1223**      **Clitheroe**      **Grid Reference**  
 Applications for full consent      **Development Description:**      374377    440897  
**Decision Date:**      **Development Address:**      Proposed single storey extension to front, single storey  
 20/01/2022      Stonycroft 89 Littlemoor Road      extension to rear and internal alterations to fully convert  
 Clitheroe BB7 1EW      former garage to living accommodation.  
**Officer:**      Sarah Heppell  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1225**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
 Applications for full consent      **Development Description:**      378573    447158  
**Decision Date:**      **Development Address:**      Alterations and extension to an attached single storey  
 19/01/2022      Dockber Laithe Farm Sawley BB7      domestic laundry and store room to form granny annex.  
 4LF  
**Officer:**      Sarah Heppell  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1268**      **Clitheroe**      **Grid Reference**  
 Non-Material amendment      **Development Description:**      373905    442207  
**Decision Date:**      **Development Address:**      Non Material Amendment of Reserved Matters application  
 21/01/2022      Land off Waddington Road Clitheroe      3/2018/0181. To provide a stone entrance feature at the  
 BB7 2JD      beginning of the development.  
**Officer:**      John Macholc  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2021/1292**      **Longridge**      **Grid Reference**  
 Non-Material amendment      **Development Description:**      360283    436019  
**Decision Date:**      **Development Address:**      Non material amendment of 3/2020/0309. Proposed  
 17/01/2022      Spout Farm Preston Road      changes to plots 4,5,6,7,8,14,20 and 28.  
 Longridge PR3 3BE  
**Officer:**      Laura Eastwood  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0015**      **Mellor**      **Grid Reference**  
 Non-Material amendment      **Development Description:**      364195    431076  
**Decision Date:**      **Development Address:**      Non material amendment of application  
 18/01/2022      Victoria Terrace Mellor Brow BB2      3/2016/0092.Substitution of plans House type A House  
 7PL      Type B Proposed site plan and overall site. For aesthetics  
 and buildability  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0019**

Observations to Another Local Auth

**Decision Date:**  
19/01/2022

**Development Address:**  
Land Adjacent to 168 Lammack  
Road Blackburn BB1 8LJ

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

John Macholc  
NO OBJECTIONS

**Grid Reference**

367218 430395

**Development Description:**

Consultation on Blackburn with Darwen Council application number 10/21/1427 for outline planning application with all matters reserved for the erection of a detached 2.5 storey dwelling and associated car parking. Viewable via [www.blackburn.gov.uk/view](http://www.blackburn.gov.uk/view)