



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 25 March 2022

3/2021/0525	Bowland with Leagram Discharge of Conditions Development Address: Land at Malt Kiln Brow Chipping PR3 2GP	Development Description: Discharge of Conditions of planning application 3/2014/0183. Condition 10 (Floor, ridge and eaves heights), 29 (Archaeology), 30 (Landscaping), 32 (Refuse), 35 (Site Access), 39 (Construction Management Plan), 41 and 43 (Foul and Surface Water Drainage), 44 (Site Investigation), 47 (Bird Nesting), 48 (Nesting Bird Check), 49 (Trees and Bats), 50 (Otters), 51 (Invasive Species), 52 (GCN Check), 53 (Badgers), 54 (Water Vole), 55 (Landscape Plan), 56 (Landscape Management), 57 (TPO Details) .	Grid Reference 362058 443496
Decision Date: 22/03/2022	Officer: Adrian Dowd	Decision Type: APPROVED NO CONDITIONS	
3/2021/0909	Grindleton Applications for full consent Development Address: Broad Fold Farm Main Street Grindleton BB7 4QT	Development Description: Proposed single storey side extension to side. Works include demolition of walls and internal remodelling together with the photovoltaic panels to the rear roof slope and new Velux Conservation type roof lights to both slopes of the existing roof.	Grid Reference 375817 445741
Decision Date: 25/03/2022	Officer: John Macholc	Decision Type: APPROVED WITH CONDITIONS	
3/2021/1155	Salesbury Applications for full consent Development Address: Pendle View Lovely Hall Lane Copster Green BB1 9EQ	Development Description: Conversion of 2 no. holiday lets into 1 no. dwellinghouse	Grid Reference 367510 433686
Decision Date: 25/03/2022	Officer: Stephen Kilmartin	Decision Type: REFUSED	
3/2021/1186	Bolton-by-Bowland, Gisburn Forest and Sawley Applications for full consent Development Address: Moorstones Barn Knotts Lane Bolton by Bowland BD23 4SJ	Development Description: Regularisation of change of use of a former agricultural building to a commercial dog breeding kennel.	Grid Reference 376819 453720
Decision Date: 25/03/2022	Officer: Laura Eastwood	Decision Type: REFUSED	
3/2021/1220	Clitheroe Applications for full consent Development Address: St James House St James Street Clitheroe BB7 1HH	Development Description: Change of use of a dance studio to residential use plus proposed erection of 2 no. porches, minor alteration to access and internal alterations.	Grid Reference 374261 441139
Decision Date: 22/03/2022	Officer: Sarah Heppell	Decision Type: APPROVED WITH CONDITIONS	

3/2021/1244

Clitheroe

Alter or Extend a Listed Building
Development Address:
 Major House 12 Church Street
 Clitheroe BB7 2DG

Decision Date:
 23/03/2022

Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

374442 442005

Development Description:

Replacement of greenhouse with glazed verandah

3/2021/1252

Whalley

Discharge of Conditions
Development Address:
 Old Grammar School Community
 Centre Station Road Whalley BB7
 9RH

Decision Date:
 21/03/2022

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

Grid Reference

373324 436429

Development Description:

Discharge of Conditions 4 (Glazed Screen), 5 (Doorway specifications), 6 (Specifications and samples) and 7 (Window, door, rooflights, outdoor play area specifications) of planning application 3/2021/0350.

3/2021/1274

Clayton-le-Dale

Applications for full consent
Development Address:
 Craigmere Longsight Road Copster
 Green BB1 9EX

Decision Date:
 25/03/2022

Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

366325 433112

Development Description:

Proposed replacement entrance with a 1 1/2 storey extension, a flat roof rear extension, a flat roof side extension link to the garage, rear first floor additions including two gable extensions and two roof dormers.

3/2021/1291

Worston

Applications for full consent
Development Address:
 Abbey House Worston Clitheroe
 BB7 1QA

Decision Date:
 23/03/2022

Officer: Sarah Heppell
Decision Type: REFUSED

Grid Reference

376836 442798

Development Description:

Proposed single storey rear extension with removal of existing rear outbuilding.

3/2021/1293

Rimington and Middop

Applications for full consent
Development Address:
 2 Howcroft Cottage Stopper Lane
 Rimington BB7 4EJ

Decision Date:
 24/03/2022

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

381410 445594

Development Description:

Amendment and resubmission of 3/2021/0919. Amended to replacement single storey extension.

3/2022/0027

Bashall Eaves and Mitton

Applications for full consent
Development Address:
 Robin Hill Rabbit Lane Talbot Bridge
 Bashall Eaves BB7 3NA

Decision Date:
 23/03/2022

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

369914 443789

Development Description:

Erection of storage building to the rear of the existing garage.

3/2022/0042 **Billington and Langho** **Grid Reference**
 Applications for full consent 370476 434048
Development Description:
 Demolition of the existing upvc link corridor and
Development Address: construction of a new link corridor and partial infill
 St Marys RC School Whalley Road extension.
 Wilpshire BB6 8EQ

Decision Date:
22/03/2022

Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

3/2022/0048 **Newton** **Grid Reference**
 Applications for full consent 369667 450430
Development Description:
 Construction of new single storey holiday cottage.
Development Address:
 The Cottage Barn Chapel Lane
 Newton BB7 3DY

Decision Date:
23/03/2022

Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

3/2022/0055 **West Bradford** **Grid Reference**
 Applications for full consent 373410 444812
Development Description:
 Proposed single storey rear extension
Development Address:
 Old Eaves Hall Waddington Road
 West Bradford BB7 3JF

Decision Date:
23/03/2022

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

3/2022/0062 **Clitheroe** **Grid Reference**
 Applications for full consent 374712 441375
Development Description:
 Proposed single-storey extensions to side and rear.
Development Address:
 4 Mayfield Avenue Clitheroe BB7
 1LB

Decision Date:
25/03/2022

Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

3/2022/0068 **Billington and Langho** **Grid Reference**
 Applications for full consent 372405 435613
Development Description:
 Regularisation of unauthorised erection of a different
 detached dwelling than the designs approved under
Development Address: applications 3/2017/0128 or 3/2015/0538.
 27a Calder Avenue Billington BB7
 9NQ

Decision Date:
23/03/2022

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2022/0079 **Clayton-le-Dale** **Grid Reference**
 Applications for full consent 366429 433183
Development Description:
 Replacement four bedroom dwelling. Site redevelopment
 and increase of residential curtilage with a new proposed
Development Address: stable block.
 Ingledale Longsight Road Clayton le
 Dale BB1 9EX

Decision Date:
23/03/2022

Officer: Ben Taylor
Decision Type: REFUSED

3/2022/0098 **Pendleton** **Grid Reference**
 Discharge of Conditions 375743 439572
Development Description:
Decision Date: **Development Address:**
 22/03/2022 Town Farm Main Street Pendleton
 BB7 1PT
 Discharge of conditions 3 (materials) , 4 (boundary
 treatment) and 14 (construction method statement) from
 Prior Notification under Class Q 3/2020/0596.

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

3/2022/0102 **Bowland with Leagram** **Grid Reference**
 Applications for full consent 363702 445904
Development Description:
Decision Date: **Development Address:**
 23/03/2022 Higher Lickhurst Farm Twins Brook
 Road Chipping PR3 2QT
 Conversion of a former agricultural barn into residential
 accommodation to form an annexe to and extend the
 curtilage of Higher Lickhurst Farm.

Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

3/2022/0103 **Aighton, Bailey & Chaigley** **Grid Reference**
 Discharge of Conditions 369329 438782
Development Description:
Decision Date: **Development Address:**
 21/03/2022 Hall Barns Farm Knowles Brow
 Hurst Green BB7 9PT
 Discharge of condition 9 (walling and roofing materials)
 from Listed Building Consent 3/2021/0256.

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

3/2022/0110 **Whalley** **Grid Reference**
 Variation of Condition 373455 436949
Development Description:
Decision Date: **Development Address:**
 23/03/2022 Land Adjacent to 39 Clitheroe Road
 Whalley BB7 9AD
 Variation of Condition 2 (Plans) of planning permission
 3/2021/0583 to change the design of the proposed house to
 a smaller, more traditional character.

Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

3/2022/0119 **Downham** **Grid Reference**
 Discharge of Conditions 378685 444074
Development Description:
Decision Date: **Development Address:**
 22/03/2022 Back o'Thorn 25 Brookside
 Downham BB7 4BP
 Discharge of condition 3 from planning permission
 3/2021/0039 (programme of archaeological work).

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

3/2022/0144 **Gisburn** **Grid Reference**
 Applications for full consent 382748 448785
Development Description:
Decision Date: **Development Address:**
 21/03/2022 Land to the rear of Pimlico House
 Gisburn Road Gisburn BB7 4ES
 Proposed erection of a random stone single residential
 dwelling within the rear curtilage of Pimlico House.

Officer: Stephen Kilmartin
Decision Type: REFUSED

Planning Applications decided week ending: 25 March 2022

3/2022/0168 **Billington and Langho** **Grid Reference**
 Variation of Condition 371872 435653
Development Description:
Decision Date: **Development Address:** Variation of Condition 2 (Plans) of planning permission
 21/03/2022 Land off Elker Lane Billington BB7 3/2014/0801. Owing to post completion issues with ponding
 9YB and standing water, a section of swale has been replaced
 with pipework as a remediation solution.

Officer: Stephen Kilmartin
Decision Type: REFUSED

3/2022/0179 **Slaidburn & Easington** **Grid Reference**
 Discharge of Conditions 371662 454605
Development Description:
Decision Date: **Development Address:** Discharge of condition 11 (materials) from planning
 22/03/2022 United Utilities Hodder Works permission 3/2020/0275.
 Catlow Road Slaidburn BB7 3AQ

Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

3/2022/0209 **Mellor** **Grid Reference**
 Application for tree works 363381 429540
Development Description:
Decision Date: **Development Address:** Tree Works. To fell tree's - T1, T2, T3, T4, T5, T6, G5, G6,
 22/03/2022 Woodfold Hall Woodfold Park Mellor G7.
 BB2 7QA

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

3/2022/0250 **Chatburn** **Grid Reference**
 Application for tree works in a conser 376939 444019
Development Description:
Decision Date: **Development Address:** To fell one polar tree.
 23/03/2022 3 Cloughbank Chatburn Clitheroe
 BB7 4AT

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

3/2022/0251 **Clitheroe** **Grid Reference**
 Observations to Another Local Auth 376074 424666
Development Description:
Decision Date: **Development Address:** Consultation on Hyndburn Borough Council application
 22/03/2022 Land at Oswaldtwistle Moor south of 11/21/0524 for full variation of condition 4 (First export date
 Haslingden Road Oswaldtwistle of electricity to the grid and decommissioning of
 development to be extended until 2050) pursuant to
 11/09/0512. Viewable via Hyndburn Borough Council
 website.

Officer: John Macholc
Decision Type: DOES NOT WISH TO COMMENT (obs. to an adj. borough)

3/2022/0257 **Whalley** **Grid Reference**
 Application for tree works in a conser 373070 436169
Development Description:
Decision Date: **Development Address:** Crown raise beech tree to 6m and reduce limb on the east
 22/03/2022 18 The Sands Whalley BB7 9TL by 2m.

Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2022/0273

Wilpshire

Grid Reference

Application for tree works

Development Description:

368802 432262

Decision Date:
22/03/2022

Development Address:

16 The Grange Wilpshire Blackburn
Lancashire

Tree Works to T1 - Beech to be removed. T2+T3 - Beech
to be crownlifted to 4.5-5m. T4 - Beech to be removed.

Officer:

David Hewitt

Decision Type:

APPROVED WITH CONDITIONS
