



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 8 April 2022

3/2021/1004 **Whalley**
Applications for full consent
Development Address:
1 to 7 George Street Whalley BB7 9TH
Decision Date:
08/04/2022
Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Proposed conversion, extension and alterations to the upper floors to create seven residential apartments. Rear extension to ground floor retail unit. Demolition of loading bay and rebuilding boundary wall at the rear and associated alterations.

Grid Reference
373276 436247

3/2021/1255 **Aighton, Bailey & Chaigley**
Applications for full consent
Development Address:
Deerhurst (formerly Horrocks)
Knowles Brow Hurst Green BB7 9QX
Decision Date:
08/04/2022
Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Retention of new dwelling and garage following demolition of existing dwelling and extension of curtilage. Following refused applications 3/2020/0963 and 3/2021/0742.

Grid Reference
368311 439740

3/2021/1264 **Wiswell**
Applications for full consent
Development Address:
Land off Sheepfold Crescent Barrow BB7 9XR
Decision Date:
05/04/2022
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Substitution of house type of plot 1 and 17 and addition of garages to plots 2,11,12,14,15,16,17,18,20, 22, 23,24,25 and 26 of approved development (3/2020/0332) along with other alterations to plots 2,3,4,11,12,13,14,15,16,19,20,21,22,23,24,25 & 26 and revised drainage details.

Grid Reference
374155 438019

3/2021/1271 **Ribchester**
Applications for full consent
Development Address:
Pinfold Farm Preston Road
Ribchester PR3 3YD
Decision Date:
04/04/2022
Officer: Stephen Kilmartin
Decision Type: REFUSED

Development Description:
Proposed demolition of agricultural buildings, erection of a detached dwelling and garage.

Grid Reference
363773 436336

3/2021/1281 **Gisburn**
Alter or Extend a Listed Building
Development Address:
The Priory Hellifield Road Gisburn BB7 4HQ
Decision Date:
08/04/2022
Officer: Laura Eastwood
Decision Type: REFUSED

Development Description:
Listed Building Consent for the erection of single storey extension to north elevation. Alteration of existing lean-to and removal of existing render wall finish to the west elevation. Proposed internal alterations, underfloor heating, replacement of existing window to the west elevation of the proposed entrance hallway. Renewal of existing electrical, heating and plumbing installations. Internal re-plastering. Associated drainage works. Removal of foul drainage/waste pipes from the east elevation.

Grid Reference
383003 448921

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3/2021/1282 **Gisburn**
 Applications for full consent
Development Address:
 The Priory Hellifield Road Gisburn
 BB7 4HQ

Decision Date:
 08/04/2022

Officer: Laura Eastwood
Decision Type: REFUSED

Development Description:
 Proposed erection of single storey extension to north elevation. Alteration of existing lean-to and removal of existing render wall finish to the west elevation. Replacement of existing window to the west elevation of the proposed entrance hallway.

Grid Reference
 383003 448921

3/2021/1290 **Clitheroe**
 Alter or Extend a Listed Building
Development Address:
 Castle Museum Clitheroe Castle
 Castlegate Clitheroe BB7 1AZ

Decision Date:
 08/04/2022

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Replace existing traditional mortar ridge system with a dry ventilated ridge system to the existing slate pitched roof areas.

Grid Reference
 374247 441621

3/2022/0091 **Clitheroe**
 Applications for full consent
Development Address:
 2 Market Place Clitheroe BB7 2DB

Decision Date:
 08/04/2022

Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed single storey rear extension to retail unit

Grid Reference
 374385 441880

3/2022/0095 **Longridge**
 Applications for full consent
Development Address:
 32 Tootle Drive Longridge PR3 3UH

Decision Date:
 08/04/2022

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed two-storey extension to rear.

Grid Reference
 361451 437403

3/2022/0104 **Ramsgreave**
 Applications for full consent
Development Address:
 Burnside 21 Knowsley Road
 Wilpshire BB1 9PX

Decision Date:
 06/04/2022

Officer: Ben Taylor
Decision Type: REFUSED

Development Description:
 Proposed extension to rear and alterations to roof height to include dormers. Balcony to side elevation. Resubmission of 3/2021/0496.

Grid Reference
 368604 431992

3/2022/0114 **Aighton, Bailey & Chaigley**
 Applications for full consent
Development Address:
 Land off Shire Lane Hurst Green
 BB7 9QR

Decision Date:
 04/04/2022

Officer: Laura Eastwood
Decision Type: REFUSED

Development Description:
 To develop existing agricultural unit and building into a working farm unit for breeding livestock with additional staff accommodation. Resubmission of 3/2021/0706.

Grid Reference
 367856 437965

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3/2022/0121	Aighton, Bailey & Chaigley Applications for full consent Development Address: 18 Whalley Road Hurst Green BB7 9QJ	Development Description: Proposed widening of existing driveway and associated works to garden area.	Grid Reference 368705 437946
Decision Date: 08/04/2022	Officer: Ben Taylor	Decision Type: APPROVED WITH CONDITIONS	
3/2022/0125	Waddington Applications for full consent Development Address: 43 Waddow View Waddington BB7 3HJ	Development Description: Proposed demolition of existing utility room extension and replacement with single storey rear and side extension. Resubmission of 3/2021/1195.	Grid Reference 372851 443547
Decision Date: 04/04/2022	Officer: Sarah Heppell	Decision Type: APPROVED WITH CONDITIONS	
3/2022/0130	Whalley Applications for full consent Development Address: 9 Moor Field Whalley BB7 9SA	Development Description: Proposed roof lift with insertion of dormers front and rear. Conversion of garage to increase living space with an increase in height and insertion of velux windows front and rear. Resubmission of 3/2021/0286.	Grid Reference 372640 436916
Decision Date: 07/04/2022	Officer: Sarah Heppell	Decision Type: APPROVED WITH CONDITIONS	
3/2022/0135	Longridge Applications for full consent Development Address: Fairview 45 Lower Lane Longridge PR3 3SQ	Development Description: Rear single storey extension, rear dormer extension and a single-storey front extension. Insulated render cladding and enlarged drive.	Grid Reference 360830 436984
Decision Date: 06/04/2022	Officer: Sarah Heppell	Decision Type: APPROVED WITH CONDITIONS	
3/2022/0138	Bolton-by-Bowland, Gisburn Forest and Sawley Applications for full consent Development Address: Middle Knotts Knotts Lane Bolton by Bowland BD23 4SJ	Development Description: Proposed demolition of existing car port and domestic store to create a new garage and annexe. Resubmission of application 3/2021/0830.	Grid Reference 376819 453673
Decision Date: 08/04/2022	Officer: Laura Eastwood	Decision Type: REFUSED	
3/2022/0151	Bolton-by-Bowland, Gisburn Forest and Sawley Certificate of Lawfulness - Existing Development Address: Land to the rear of 2 Kirkbeck Mews Gisburn Road Bolton by Bowland BB7 4NQ	Development Description: Lawful Development Certificate for use of land as garden in connection within Use Class C3 (Dwellinghouses)	Grid Reference 378557 449332
Decision Date: 07/04/2022	Officer: Laura Eastwood	Decision Type: APPROVED NO CONDITIONS	

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3/2022/0159 **Clitheroe** **Grid Reference**
 Removal of Condition **Development Description:** 374780 442526
Decision Date: **Development Address:** Removal of condition 2 of 3/2004/0538 (safety netting).
 05/04/2022 Clitheroe Cricket Club Chatburn
 Road Clitheroe Lancs
Officer: Sarah Heppell
Decision Type: APPROVED NO CONDITIONS

3/2022/0169 **Billington and Langho** **Grid Reference**
 Applications for full consent **Development Description:** 373640 435744
Decision Date: **Development Address:** Proposed extensions to the existing agricultural livestock
 06/04/2022 Hole House Farm Whalley Road
 Billington BB7 9NY building.
Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

3/2022/0177 **Clitheroe** **Grid Reference**
 Discharge of Conditions **Development Description:** 374343 442473
Decision Date: **Development Address:** Discharge of conditions 3 (materials), 5 (Construction
 06/04/2022 Land off Hawthorne Farm
 Hawthorne Place Clitheroe BB7
 2HU method statement), 9 (drainage), 10 (CMS), 13 (bat and
 bird boxes), 16 (lighting) and 17 (boundary treatments) of
 application 3/2019/1104.
Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

3/2022/0180 **Newsholme and Paythorne** **Grid Reference**
 Discharge of Conditions **Development Description:** 383106 451968
Decision Date: **Development Address:** Discharge of Condition 7 (Bat box) from planning
 07/04/2022 Manor House Farm Paa Lane
 Paythorne BB7 4JD permission 3/2019/0148.
Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

3/2022/0182 **Gisburn** **Grid Reference**
 Agricultural determination **Development Description:** 383126 449374
Decision Date: **Development Address:** Prior notification for a proposed steel portal frame livestock
 06/04/2022 Smith Meadow Farm Hellifield Road
 Gisburn BB7 4HQ building.
Officer: Ben Taylor
Decision Type: PERMISSION NOT REQUIRED

3/2022/0188 **Mellor** **Grid Reference**
 Discharge of Conditions **Development Description:** 366324 431248
Decision Date: **Development Address:** Discharge of Condition 7 (Construction Method Statement)
 05/04/2022 Pendle View Primrose Lane Mellor
 BB2 7EQ from planning permission 3/2021/1280
Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

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3/2022/0202 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
Applications for full consent **Development Description:** 380292 451104
Decision Date: **Development Address:** Demolition of existing loose box. Construction of a steel
05/04/2022 Monubent Head Farm Hellifield frame building for general storage
Road Bolton By Bowland BB7 4LY
Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

3/2022/0216 **Clitheroe** **Grid Reference**
Prior notification of proposed larger h **Development Description:** 374797 442666
Decision Date: **Development Address:** Single-storey extension with duo pitched roof to the rear
06/04/2022 45 Warwick Drive Clitheroe BB7 5.4m long, 3.2m high (max) and 2.5m high to eaves.
2BG Matching render to walls and interlocking concrete roof
tiles.
Officer: Sarah Heppell
Decision Type: REFUSED

3/2022/0221 **Clitheroe** **Grid Reference**
Application for tree works **Development Description:** 375218 442815
Decision Date: **Development Address:** 2 x sycamore trees Crown raise to 6m clearance under
07/04/2022 7 Green Drive Clitheroe BB7 2BB canopy (T1 & T2)
Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2022/0237 **Longridge** **Grid Reference**
Prior notification of proposed larger h **Development Description:** 360838 437650
Decision Date: **Development Address:** Single storey extension to rear 5.96 m long, 2.89 m high
07/04/2022 12 Bowland Close Longridge PR3 (max), 2.89 m high to eaves.
3TU
Officer: Sarah Heppell
Decision Type: PRIOR APPROVAL GRANTED

3/2022/0248 **Pendleton** **Grid Reference**
Non-Material amendment **Development Description:** 373860 440521
Decision Date: **Development Address:** Non material amendment of application 3/2021/0169.
04/04/2022 Ash Lea Whalley Road Pendleton Proposed change of external materials from zinc/timber to
BB7 1PP stone and slate. Removal of the first floor/balcony element
to simplify the layout.
Officer: Sarah Heppell
Decision Type: REFUSED

3/2022/0249 **Ramsgreave** **Grid Reference**
Non-Material amendment **Development Description:** 368388 431506
Decision Date: **Development Address:** Non-Material amendment of planning application
04/04/2022 47 Ramsgreave Road Ramsgreave 3/2021/0290. Proposed change of cladding material to
BB1 9BH proposed extension from timber to zinc standing seam
cladding.
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

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3/2022/0308

Chipping

Non-Material amendment

Decision Date:
04/04/2022

Development Address:

Startifants Farm Goose Lane
Chipping PR3 2QB

Officer:
Decision Type:

Kathryn Hughes
REFUSED

Grid Reference

362473 442642

Development Description:

Amendment of condition 4 (buildings to be demolished) of planning permission 3/2019/0356 to retain and re-orientate building number 8 and relocate building number 2 and temporarily site a static caravan for the duration of the build.
