



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 13 May 2022

3/2021/1008

Bashall Eaves and Great Mitton

Applications for full consent

Decision Date:
12/05/2022

Development Address:

Land at Higher Hodder Bridge (Field to South) Chipping Road Chaigley Clitheroe BB7 3LP

Officer:
Decision Type:

Laura Eastwood
REFUSED

Development Description:

Proposed new house of exceptional quality (NPPF Paragraph 80e) of Passivhaus Plus and Zero Energy design with associated landscaping and biodiversity enhancements.

Grid Reference

369933 441046

3/2021/1015

Wilpshire

Outline

Decision Date:
09/05/2022

Development Address:

Parsonage Farm York Road Wilpshire BB1 4AE

Officer:
Decision Type:

Kathryn Hughes
APPROVED WITH CONDITIONS

Development Description:

Outline Planning Application for the construction of one permanent farm workers dwelling (only access details applied for).

Grid Reference

370099 432289

3/2021/1042

Whalley

Applications for full consent

Decision Date:
10/05/2022

Development Address:

Land to the rear of 16 Whiteacre Lane Barrow BB7 9BJ

Officer:
Decision Type:

John Macholc
APPROVED WITH CONDITIONS

Development Description:

Proposed erection of one new, two-storey, three-bedroom dwelling. Resubmission of 3/2020/0677.

Grid Reference

373796 437832

3/2021/1277

Whalley

Applications for full consent

Decision Date:
12/05/2022

Development Address:

Land South of Accrington Road Whalley

Officer:
Decision Type:

Stephen Kilmartin
REFUSED

Development Description:

Erection of 23 dwellings and 81 apartments, of which 49 are for people aged over 55, with associated roads, car parking, landscaping and infrastructure, accessed from Accrington Road.

Grid Reference

373496 436102

3/2022/0007

Longridge

Applications for full consent

Decision Date:
13/05/2022

Development Address:

30 Langdale Road Longridge PR3 3EQ

Officer:
Decision Type:

Sarah Heppell
APPROVED WITH CONDITIONS

Development Description:

Proposed side 2 storey extension and rear single storey to create utility.

Grid Reference

360079 436452

3/2022/0026 **Waddington** **Grid Reference**
 Applications for full consent 372718 441981
Development Description:
Development Address: Three new residential caravan pitches with associated
 Shireburn Caravan Park Edisford landscaping, access and servicing.
 Road Waddington BB7 3LB
Decision Date:
 13/05/2022
Officer: Laura Eastwood
Decision Type: REFUSED

3/2022/0031 **Ramsgreave** **Grid Reference**
 Applications for full consent 366873 431068
Development Description:
Development Address: Proposed two storey and single storey extensions to rear
 Tanner House Farm Higher including balcony, and conversion and extension of existing
 Ramsgreave Road Ramsgreave garage to form granny annexe including raised decking
 BB1 9DJ (resubmission of application 3/2021/0963).
Decision Date:
 13/05/2022
Officer: Adrian Dowd
Decision Type: REFUSED

3/2022/0036 **Aighton, Bailey & Chaigley** **Grid Reference**
 Alter or Extend a Listed Building 370187 439871
Development Description:
Development Address: Removal of the flat ceiling over the lounge and
 Flat 8 Hodder Court Knowles Brow reinstatement of flat ceiling to the underside of the existing
 Hurst Green BB7 9PP trusses.
Decision Date:
 10/05/2022
Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

3/2022/0038 **Clitheroe** **Grid Reference**
 Applications for full consent 373881 441848
Development Description:
Development Address: Demolition of two existing semi-detached, single garages
 Sunnydale and Afterglow Baldwin and erection of two new-build, semi-detached garages with
 Road Clitheroe BB7 2ED one hipped roof and concrete roofing tiles.
Decision Date:
 09/05/2022
Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

3/2022/0047 **Chipping** **Grid Reference**
 Applications for full consent 360885 442856
Development Description:
Development Address: New access to the highway (following the blocking off of
 Cuthbert Hill Farm Garstang Road existing) and extension to existing agricultural building.
 Chipping Lancashire
Decision Date:
 10/05/2022
Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

3/2022/0113 **Bashall Eaves and Mitton** **Grid Reference**
 Applications for full consent 370100 443673
Development Description:
Development Address: Proposed single storey attached garage.
 Saddle Barn Rabbit Lane Talbot
 Bridge Bashall Eaves BB7 3NA
Decision Date:
 13/05/2022
Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

3/2022/0141 **Clitheroe**
 Variation of Condition
Development Address:
 Land adj Black Horse Inn Pimlico
 Road Clitheroe BB7 4PZ

Decision Date:
 09/05/2022

Officer: Stephen Kilmartin
Decision Type: REFUSED

Development Description:
 Development of a block of seven apartments without complying with condition 2 (list of approved plans) of 3/2021/0405 as site investigation has revealed that the retaining wall cannot be constructed within the approved footprint requiring the footprint to be revised and the height raised by 1115mm.

Grid Reference
 374853 443232

3/2022/0167 **Thornley-with-Wheatley**
 Applications for full consent
Development Address:
 Land opposite Smithy Cottage Birks
 Brow Longridge PR3 2TX

Decision Date:
 13/05/2022

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Erection of an agricultural building with external measurements of 6m x 6m and a height of 2.5m to the eaves for storage of machinery, animal feed and bedding and associated items.

Grid Reference
 361834 438605

3/2022/0181 **Whalley**
 Certificate of Lawfulness - Proposed
Development Address:
 7 Limefield Avenue Whalley BB7
 9RJ

Decision Date:
 10/05/2022

Officer: Sarah Heppell
Decision Type: PERMISSION NOT REQUIRED

Development Description:
 Proposed side dormer addition to provide an ensuite to the master bedroom.

Grid Reference
 373259 436516

3/2022/0185 **Sabden**
 Applications for full consent
Development Address:
 7 Timbrills Avenue Sabden BB7 9HF

Decision Date:
 10/05/2022

Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Demolition of existing rear conservatory and construction of single storey extensions to front, side and rear, alterations to front garden.

Grid Reference
 377851 437721

3/2022/0199 **Clitheroe**
 Applications for full consent
Development Address:
 Hillside West Bradford Road
 Clitheroe BB7 4QD

Decision Date:
 13/05/2022

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Extend residential curtilage of rear garden and enclose new boundary with post and panel fence.

Grid Reference
 374702 443492

3/2022/0205 **Simonstone**
 Applications for full consent
Development Address:
 Beck Top Clough Lane Simonstone
 Lancashire BB12 7HW

Decision Date:
 10/05/2022

Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed single storey games room and gym extension to the existing garage.

Grid Reference
 377691 434428

3/2022/0212 **Billington and Langho** **Grid Reference**
 Applications for full consent 372893 435516
Development Description:
 Proposed remodelling and extension to the existing
Development Address: dwelling. Resubmission of application 3/2021/0726.
 The Barn Moor Lane Billington BB7
 9JQ
Decision Date: 13/05/2022
Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

3/2022/0223 **Bowland with Leagram** **Grid Reference**
 Discharge of Conditions 362058 443496
Development Description:
 Partial Discharge of Condition 59 - scheme of repair,
Development Address: management and maintenance of the mill pond of planning
 Land at Malt Kiln Brow Chipping permission 3/2014/0183 granted on appeal.
 PR3 2GP
Decision Date: 13/05/2022
Officer: Adrian Dowd
Decision Type: REFUSED

3/2022/0233 **Billington and Langho** **Grid Reference**
 Applications for full consent 372946 435780
Development Description:
 Proposed alterations to rear facade of 11 Painterwood.
Development Address: Comprising of changing a door from a single to a double
 11 Painter Wood Whalley Old Road door. Minor alterations to heights of existing windows and
 Billington BB7 9JD movement of existing rear drainage. Resubmission of
 3/2021/1221.
Decision Date: 13/05/2022
Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

3/2022/0247 **Pendleton** **Grid Reference**
 Applications for full consent 375319 438372
Development Description:
 Proposed single storey rear extension, detached garage,
Development Address: conversion of the integral garage and associated
 Lynwood Pendleton Road Wiswell alterations.
 BB7 9BZ
Decision Date: 12/05/2022
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2022/0255 **Clayton-le-Dale** **Grid Reference**
 Discharge of Conditions 366004 432850
Development Description:
 Discharge of Condition 9 (Surface Water Drainage
Development Address: Scheme) of planning permission 3/2021/1031.
 High Trees Longsight Road
 Clayton-Le-Dale BB2 7JA
Decision Date: 10/05/2022
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2022/0282 **Mellor** **Grid Reference**
 Advertisements 364569 429928
Development Description:
 Illuminated V-shaped advertisement board on Preston New
Development Address: Road/Entrance to Stanley House.
 Stanley House Preston New Road
 Mellor BB2 7NP
Decision Date: 13/05/2022
Officer: John Macholc
Decision Type: REFUSED

3/2022/0285	Whalley Non-Material amendment Development Address: Land south west of Barrow and west of Whalley Road Barrow	Development Description: Non material amendment of 3/2019/1085. To amend the boundary treatment finish to the curtilage of Plot 241 and site boundary between points BB to CC from railings to 1.8m close boarded fence, as used in various prominent locations on the main development and add 1.2m high estate railings along Whalley road, adjacent to plot 1.	Grid Reference 373527 437948
Decision Date: 10/05/2022			
Officer: Decision Type:	Laura Eastwood APPROVED WITH CONDITIONS		
3/2022/0292	Ribchester Certificate of Lawfulness - Proposed Development Address: 7 Fort Avenue Ribchester PR3 3YH	Development Description: Lawful Development Certificate for a single storey 3m rear extension, drainage to be connected to the existing mains.	Grid Reference 364916 435274
Decision Date: 13/05/2022			
Officer: Decision Type:	Ben Taylor PERMISSION NOT REQUIRED		
3/2022/0294	Ramsgreave Applications for full consent Development Address: 6 Isle of Man Ramsgreave BB1 9BW	Development Description: Proposed rear single-storey extension.	Grid Reference 368226 431576
Decision Date: 10/05/2022			
Officer: Decision Type:	Mark Waleczek APPROVED WITH CONDITIONS		
3/2022/0310	Bolton-by-Bowland, Gisburn Forest and Sawley Discharge of Conditions Development Address: 10 Main Street Bolton By Bowland BB7 4NW	Development Description: Discharge of conditions 3 (roof sample), 4 (details of timber repairs) and 5 (bat box) from Listed Building Consent 3/2021/0160.	Grid Reference 378463 449357
Decision Date: 11/05/2022			
Officer: Decision Type:	Adrian Dowd APPROVED NO CONDITIONS		
3/2022/0311	Whalley Applications for full consent Development Address: 6 Brookes Lane Whalley BB7 9RG	Development Description: Proposed single storey rear and side extension and alterations. Resubmission of application 3/2021/0786.	Grid Reference 373457 436424
Decision Date: 12/05/2022			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2022/0318	Waddington Applications for full consent Development Address: Twitter Bridge Farm Barn Twitter Bridge Farm Twitter Lane Waddington BB7 3LG	Development Description: Proposed installation of a global energy systems 'caernarfon' air source heat pump.	Grid Reference 372216 443262
Decision Date: 10/05/2022			
Officer: Decision Type:	Sarah Heppell APPROVED WITH CONDITIONS		

3/2022/0323 **Mellor**
 Applications for full consent
Development Address: 29 Mellor Brow Mellor BB2 7EX
Decision Date: 10/05/2022
Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

Development Description: Proposed alterations and extension to include a two storey extension and car port.

Grid Reference
 364850 430920

3/2022/0324 **Longridge**
 Applications for full consent
Development Address: Beech House Alston Lane Longridge PR3 3BN
Decision Date: 10/05/2022
Officer: Mark Waleczek
Decision Type: APPROVED WITH CONDITIONS

Development Description: Proposed rear infill lean to bedroom extension.

Grid Reference
 361489 433267

3/2022/0335 **Billington and Langho**
 Application for tree works
Development Address: 15 The Woodlands Brockhall Village Old Langho BB6 8BH
Decision Date: 10/05/2022
Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

Development Description: Fell T1 (Horse Chestnut) due to several failed branches. Fell T2 (Acer) due to tall and narrow form. Crown Reduce T3 (Lime) 10-15% Crown Reduce T4 (Beech) 10-15%

Grid Reference
 370374 436629

3/2022/0351 **Clitheroe**
 Discharge of Conditions
Development Address: Land off Hawthorne Farm Hawthorne Place Clitheroe BB7 2HU
Decision Date: 11/05/2022
Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

Development Description: Discharge of condition 18 (phasing of landscaping) and 19 (landscape management plan) of application 3/2019/1104

Grid Reference
 374343 442473

3/2022/0352 **Newsholme and Paythorne**
 Agricultural determination
Development Address: Ellenthorpe Farm Carters Lane Bolton By Bowland BB7 4HY
Decision Date: 10/05/2022
Officer: Sarah Heppell
Decision Type: PERMISSION NOT REQUIRED

Development Description: Prior notification for an erection of a general purpose agricultural building.

Grid Reference
 381871 449997

3/2022/0362 **Dutton**
 Discharge of Conditions
Development Address: Dutton Manor Mill Clitheroe Road Ribchester PR3 2YT
Decision Date: 13/05/2022
Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

Development Description: Discharge of condition 3 (Materials) and condition 9 (Construction Method Statement) from planning permission 3/2021/0440.

Grid Reference
 365999 437823

Planning Applications decided week ending: 13 May 2022

3/2022/0365

Whalley

Discharge of Conditions

Decision Date:
13/05/2022

Development Address:
Land off Clitheroe Road Whalley
(Lawsonsteads phase 2) BB7 9RG

Development Description:

Discharge of conditions 5 (Landscaping) and 20 (Protection of the Water Main) from planning permission 3/2018/0914.

Grid Reference

373571 436510

Officer:

Stephen Kilmartin

Decision Type:

APPROVED WITH CONDITIONS

3/2022/0369

Clitheroe

Variation of Condition

Decision Date:
12/05/2022

Development Address:
Land off Chapel Close Clitheroe
BB7 2QU

Development Description:

Variation of condition 3 (plans) from planning permission 3/2019/0454 to allow the livestock building to be resited.

Grid Reference

373274 442332

Officer:

John Macholc

Decision Type:

APPROVED WITH CONDITIONS

3/2022/0389

Clitheroe

Application for tree works in a conser

Decision Date:
11/05/2022

Development Address:
Stanley House Lowergate Clitheroe
BB7 1AD

Development Description:

4 x Lime Tree's to have deadwood and epicormic shoots removed, minor reduction of long limbs and light thinning to maintain the trees in good condition.

Grid Reference

374463 441777

Officer:

David Hewitt

Decision Type:

APPROVED NO CONDITIONS

3/2022/0424

Rimington and Middop

Discharge of Conditions

Decision Date:
09/05/2022

Development Address:
Higher Newfield Edge Burnley Road
Gisburn BB7 4JN

Development Description:

Discharge of Conditions 7 (EV charging point) and 8 (Bird and Bat Box) from planning permission 3/2021/1212.

Grid Reference

384751 445288

Officer:

Laura Eastwood

Decision Type:

APPROVED WITH CONDITIONS
