



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 20 May 2022

3/2021/0556 **Longridge** **Grid Reference**
Reserved Matters (following outline) 361005 437575
Development Description:
Application for reserved matters consent (appearance, scale, landscaping and layout) pursuant to outline planning consent (ref 3/2016/1082) for the demolition of 74 Higher Road and construction of up to 123 houses on land to the rear.
Decision Date: 20/05/2022
Development Address: 74 Higher Road Longridge PR3 3SY and land to the rear.
Officer: Nicola Hopkins
Decision Type: APPROVED WITH CONDITIONS

3/2021/1248 **Grindleton** **Grid Reference**
Applications for full consent 375906 445495
Development Description:
Change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused applications 3/2019/0049 and 3/2020/0219.
Decision Date: 20/05/2022
Development Address: Duke of York Inn Grindleton Brow Grindleton BB7 4QR
Officer: Adrian Dowd
Decision Type: REFUSED

3/2021/1249 **Grindleton** **Grid Reference**
Alter or Extend a Listed Building 375906 445495
Development Description:
Listed Building consent for the change of use from public house with living accommodation to residential use. Demolition and replacement of single storey extensions, alterations to vehicle access and landscaping. Following refused application 3/2019/0050.
Decision Date: 20/05/2022
Development Address: Duke of York Inn Grindleton Brow Grindleton BB7 4QR
Officer: Adrian Dowd
Decision Type: REFUSED

3/2022/0035 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
Applications for full consent 376448 455957
Development Description:
Extension to barn conversion and alterations to garage to create games room and office
Decision Date: 19/05/2022
Development Address: Skirden Hall Barn Wigglesworth Road Slaidburn BD23 4SX
Officer: Adrian Dowd
Decision Type: REFUSED

3/2022/0082 **Bowland Forest (Higher)** **Grid Reference**
Applications for full consent 366038 450100
Development Description:
Redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store/plant room.
Decision Date: 20/05/2022
Development Address: The Old Garage Site Newton Road Dunsop Bridge BB7 3BB
Officer: John Macholc
Decision Type: APPROVED WITH CONDITIONS

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3/2022/0105	Clitheroe Variation of Condition Development Address: 1-5 Back St Pauls Street Low Moor Clitheroe BB7 2LS	Development Description: Variation of conditions 9 (Parking) and 10 (Bins) from planning permission 3/2017/0920 changing a shared bin store building to storage of bins at each dwelling and to reduce the size of the turning area.	Grid Reference 373069 441623
Decision Date: 17/05/2022			
Officer: Decision Type:	Stephen Kilmartin REFUSED		
3/2022/0139	Alter or Extend a Listed Building Development Address: East View Chapel Lane Newton in Bowland BB7 3DY	Development Description: Application for the regularisation of the unauthorised creation of a self-contained flat from an existing store.	Grid Reference 369707 450419
Decision Date: 20/05/2022			
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		
3/2022/0140	Applications for full consent Development Address: East View Chapel Lane Newton in Bowland BB7 3DY	Development Description: Application for the regularisation of the unauthorised creation of a self-contained flat from an existing store.	Grid Reference 369707 450419
Decision Date: 20/05/2022			
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		
3/2022/0154	Whalley Applications for full consent Development Address: 3 Hayhurst Road Whalley BB7 9RL	Development Description: Two storey extension with a single storey link building.	Grid Reference 373331 436716
Decision Date: 19/05/2022			
Officer: Decision Type:	Sarah Heppell APPROVED WITH CONDITIONS		
3/2022/0166	Whalley Discharge of Conditions Development Address: Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS	Development Description: Discharge of conditions 4 (Highways), 8 (CEMP), 10, (Drainage) 11 (Drainage) and 12 (Drainage verification) of application 3/2021/0076	Grid Reference 372611 437279
Decision Date: 19/05/2022			
Officer: Decision Type:	Laura Eastwood APPROVED WITH CONDITIONS		
3/2022/0173	Aighton, Bailey & Chaigley Applications for full consent Development Address: 4 and 6 Loach Field Close Hurst Green BB7 9ZF	Development Description: Proposed works at number 4 (Single storey rear extension and construction of two dormer windows to the rear, front porch extension and boundary wall to the front). Proposed works at number 6 (Single storey rear extension with garage extension and dormers to front and rear garage roof slope and boundary wall to the front).	Grid Reference 368697 438077
Decision Date: 19/05/2022			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		

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3/2022/0184 **Clitheroe** **Grid Reference**
 Advertisements 374343 442473
Development Description:
 Erection of two flat stack signs with 4 flags (2 to the right of
Decision Date: **Development Address:** the entrance and 2 to the front of the sales area)
 20/05/2022 Land off Hawthorne Farm
 Hawthorne Place Clitheroe BB7
 2HU
Officer: Laura Eastwood
Decision Type: APPROVED WITH CONDITIONS

3/2022/0207 **Billington and Langho** **Grid Reference**
 Removal of Condition 370302 437120
Development Description:
 Removal of condition 3 (occupancy) of planning permission
Decision Date: **Development Address:** 3/1985/0679 which limits occupancy to a person solely
 19/05/2022 Brockhall Farm Bungalow employed in the locality in agriculture or forestry.
 Gleneagles Drive Brockhall Village
 Old Langho BB6 8BB
Officer: Laura Eastwood
Decision Type: APPROVED NO CONDITIONS

3/2022/0224 **Clitheroe** **Grid Reference**
 Certificate of Lawfulness - Proposed 374797 442666
Development Description:
 Loft conversion to create second floor with rear and side
Decision Date: **Development Address:** dormers.
 19/05/2022 45 Warwick Drive Clitheroe BB7
 2BG
Officer: Sarah Heppell
Decision Type: PERMISSION NOT REQUIRED

3/2022/0232 **Grid Reference**
 Applications for full consent 361931 437269
Development Description:
 Single storey rear extension and two single storey front
Decision Date: **Development Address:** extensions. Roof lift to create two bedrooms and roof
 19/05/2022 Pendle View Ribchester Road terrace. Insert of four windows and two roof lights with
 Hothersall PR3 3XA additional windows and doors to terrace.
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2022/0234 **Chipping** **Grid Reference**
 Applications for full consent 359621 443966
Development Description:
 Replacement of old garden room/summerhouse with a
Decision Date: **Development Address:** wooden, free-standing garden room. Surface water to
 19/05/2022 Parlick View Cottage Startifants discharge to existing surface water drains.
 Lane Chipping PR3 2NP
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2022/0278 **Chipping** **Grid Reference**
 Alter or Extend a Listed Building 362283 443328
Development Description:
 Conversion of public house into one dwelling and one
Decision Date: **Development Address:** holiday let. limited external alterations to talbot hotel.
 20/05/2022 Talbot Hotel 5 Talbot Street Conversion of adjacent barn into three new dwellings with
 Chipping PR3 2QE associated works. formation of parking and manoeuvring
 areas to rear. hard and soft landscaping.
Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

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3/2022/0287

Whalley

Applications for full consent
Development Address:
land rear of 2 Bramley View
Clitheroe Road Whalley BB7 9AL

Decision Date:
19/05/2022

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

373534 437659

Development Description:

Partial demolition of existing stable buildings and erection of a new stable building.

3/2022/0295

Aighton, Bailey & Chaigley

Applications for full consent
Development Address:
Plane Tree Farm Chipping Road
Chaigley BB7 3LT

Decision Date:
19/05/2022

Officer: Mark Waleczek
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

367732 441971

Development Description:

Proposed steel portal frame building to roof over a manure store within the existing farmyard.

3/2022/0297

Ribchester

Applications for full consent
Development Address:
6a Blackburn Road Ribchester PR3
3YP

Decision Date:
19/05/2022

Officer: Mark Waleczek
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

365031 435404

Development Description:

Proposed external alterations to include the construction of new natural random stone facing to the front and rear, with the addition of new stone window and door surrounds. Side Elevations to be fitted with an external wall insulation system finished with silicone render. Windows to be replaced with brown uPVC.

3/2022/0316

Billington and Langho

Discharge of Conditions
Development Address:
18 Gleneagles Drive Brockhall
Village Old Langho BB6 8BF

Decision Date:
20/05/2022

Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

370321 436919

Development Description:

Discharge of condition 5 (bat boxes) from planning permission 3/2021/1257.

3/2022/0325

Chatburn

Applications for full consent
Development Address:
Pendle House Clitheroe Road
Chatburn BB7 4JY

Decision Date:
19/05/2022

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

376551 443671

Development Description:

Proposed change of use of basement flat into consulting rooms (class E).

3/2022/0331

Clitheroe

Applications for full consent
Development Address:
21 West View Clitheroe BB7 1DG

Decision Date:
20/05/2022

Officer: Sarah Heppell
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

373974 441361

Development Description:

Proposed change of use from dwelling (C3) to short term let holiday accommodation for a temporary period of five years.

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3/2022/0340	Billington and Langho Certificate of Lawfulness - Proposed Development Address: Fairhurst House Whalley Old Road Billington BB7 9LF	Development Description: Certificate of Lawfulness for a proposed detached garage.	Grid Reference 372097 435020
Decision Date: 20/05/2022			
Officer: Decision Type:	Sarah Heppell PERMISSION NOT REQUIRED		
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3/2022/0343	Billington and Langho Application for tree works Development Address: 16 The Woodlands Brockhall Village Langho BB6 8BH	Development Description: Fell T1 and T2 (Sycamores) due to poor form and supressed growth, replacement with more suitable species.	Grid Reference 370119 436701
Decision Date: 17/05/2022			
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS		
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3/2022/0344	Simonstone Applications for full consent Development Address: Foulds House Farm Sabden Road Simonstone BB12 9AD	Development Description: Proposed steel framed building to roof over existing external yard and cattle handling areas.	Grid Reference 379144 436091
Decision Date: 19/05/2022			
Officer: Decision Type:	Laura Eastwood APPROVED WITH CONDITIONS		
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3/2022/0370	Clitheroe Applications for full consent Development Address: 12 Charles Road Clitheroe BB7 1FR	Development Description: Proposed conservatory to the rear of the property.	Grid Reference 373545 440817
Decision Date: 19/05/2022			
Officer: Decision Type:	Sarah Heppell APPROVED WITH CONDITIONS		
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3/2022/0374	Chipping Applications for full consent Development Address: The Granary Hesketh Lane Chipping PR3 2TH	Development Description: Proposed erection of a post and rail riding manege, 60m long x 20m wide, for the private use of the applicant.	Grid Reference 361661 441364
Decision Date: 19/05/2022			
Officer: Decision Type:	Laura Eastwood APPROVED WITH CONDITIONS		
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3/2022/0388	Clitheroe Applications for full consent Development Address: 34 Moorland Crescent Clitheroe BB7 4PY	Development Description: Proposed extension to form new kitchen/dining room to rear of existing dwelling. Resubmission of 3/2021/1287.	Grid Reference 374943 442975
Decision Date: 20/05/2022			
Officer: Decision Type:	Sarah Heppell APPROVED WITH CONDITIONS		

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3/2022/0390

Slaidburn & Easington

Agricultural determination

Decision Date:
19/05/2022

Development Address:

Higher Highfield Farm Tinklers Lane
Slaidburn BB7 4TP

Development Description:

Prior notification application for an open fronted shed to allow good ventilation for livestock and access for machinery.

Grid Reference

372702 452622

Officer:

Sarah Heppell

Decision Type:

PERMISSION NOT REQUIRED

3/2022/0391

Aighton, Bailey & Chaigley

Agricultural determination

Decision Date:
19/05/2022

Development Address:

Land to the North East of Knowles
Brow Hurst Green

Development Description:

Prior notification for a proposed new local stone/hardcore road 280m long and 3.3m wide.

Grid Reference

370068 439540

Officer:

Sarah Heppell

Decision Type:

PERMISSION NOT REQUIRED

3/2022/0413

Clayton-le-Dale

Non-Material amendment

Decision Date:
19/05/2022

Development Address:

48 Knowsley Road West Wilpshire
Blackburn BB1 9PW

Development Description:

Non material amendment to planning permission 3/2021/0853 in respect of erection of a small parapet wall over the veranda and a new first floor window to front.

Grid Reference

368216 432607

Officer:

Sarah Heppell

Decision Type:

APPROVED WITH CONDITIONS
