



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 26 August 2022

<b>3/2022/0219</b>	<b>Longridge</b> Applications for full consent	<b>Development Description:</b> Demolition of existing single storey rear extension (Retail Unit) at 56 Berry Lane New Two storey extension over the footprint of the existing single storey extension to be demolished, to form replacement extension to the GF retail unit, and new entrance/bathroom extension to the existing first floor flat (56A Berry Lane)	<b>Grid Reference</b> 360317 437500
<b>Decision Date:</b> 22/08/2022	<b>Development Address:</b> 56A Berry Lane Longridge PR3 3JP		
<b>Officer:</b> <b>Decision Type:</b>	Kathryn Hughes REFUSED		

<b>3/2022/0383</b>	<b>Clitheroe</b> Non-Material amendment	<b>Development Description:</b> Non material amendment in respect of Condition 14 (Arboricultural Impact Assessment) of planning application 3/2019/1104.	<b>Grid Reference</b> 374343 442473
<b>Decision Date:</b> 22/08/2022	<b>Development Address:</b> Land off Hawthorne Farm Hawthorne Place Clitheroe BB7 2HU		
<b>Officer:</b> <b>Decision Type:</b>	Kathryn Hughes APPROVED WITH CONDITIONS		

<b>3/2022/0448</b>	<b>Salesbury</b> Applications for full consent	<b>Development Description:</b> Erection of a timber deck and tepee for use in association with the restaurant (Use Class E)	<b>Grid Reference</b> 367561 434062
<b>Decision Date:</b> 26/08/2022	<b>Development Address:</b> Yu and You Longsight Road Copster Green BB1 9EU		
<b>Officer:</b> <b>Decision Type:</b>	Kathryn Hughes APPROVED WITH CONDITIONS		

<b>3/2022/0498</b>	<b>Newsholme and Paythorne</b> Applications for full consent	<b>Development Description:</b> Proposed agricultural building over an existing muck midden.	<b>Grid Reference</b> 382888 452342
<b>Decision Date:</b> 23/08/2022	<b>Development Address:</b> Higher House Farm Settle Lane Paythorne BB7 4JD		
<b>Officer:</b> <b>Decision Type:</b>	Mark Waleczek APPROVED WITH CONDITIONS		

<b>3/2022/0514</b>	<b>Pendleton</b> Applications for full consent	<b>Development Description:</b> Proposed covered agricultural building	<b>Grid Reference</b> 375499 439621
<b>Decision Date:</b> 23/08/2022	<b>Development Address:</b> Cockshutts Farm Main Street Pendleton Clitheroe BB7 1PT		
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		

**3/2022/0515**      **Pendleton**      **Grid Reference**  
 Applications for full consent      **Development Description:**      375499    439621  
**Decision Date:**      **Development Address:**      Proposed extension of an existing covered agricultural  
 23/08/2022      Cockshutts Farm Main Street      building  
 Pendleton Clitheroe BB7 1PT  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0526**      **Longridge**      **Grid Reference**  
 Applications for full consent      **Development Description:**      360019    437561  
**Decision Date:**      **Development Address:**      Proposed extension to the existing school kitchen.  
 22/08/2022      ST Wilfrids RC Primary School St  
 Wilfrids Terrace Longridge PR3  
 3WQ  
**Officer:**      Kathryn Hughes  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0566**      **Whalley**      **Grid Reference**  
 Discharge of Conditions      **Development Description:**      373276    436247  
**Decision Date:**      **Development Address:**      Discharge of Conditions 7 (Scheme of Investigation) and 8  
 25/08/2022      1 to 7 George Street Whalley BB7      (Noise Assessment Report) of planning application  
 9TH      3/2021/1004.  
**Officer:**      Adrian Dowd  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0582**      **Balderstone**      **Grid Reference**  
 Applications for full consent      **Development Description:**      362560    431637  
**Decision Date:**      **Development Address:**      Proposed replacement of main entrance gates at  
 22/08/2022      BAE Systems Samlesbury      Salmesbury.  
 Aerodrome Myerscough Smithy  
 Road Balderstone BB2 7LF  
**Officer:**      Kathryn Hughes  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0585**      **Balderstone**      **Grid Reference**  
 Applications for full consent      **Development Description:**      362560    431637  
**Decision Date:**      **Development Address:**      Proposed replacement of fire water storage tank.  
 22/08/2022      BAE Systems Samlesbury  
 Aerodrome Myerscough Smithy  
 Road Balderstone BB2 7LF  
**Officer:**      Kathryn Hughes  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0593**      **Longridge**      **Grid Reference**  
 Applications for full consent      **Development Description:**      360213    437709  
**Decision Date:**      **Development Address:**      Proposed single storey extension to side and rear of  
 23/08/2022      17 Crumpax Avenue Longridge      existing end terraced property.  
 Preston PR3 3JQ  
**Officer:**      Mark Waleczek  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0615**

**Clitheroe**

Applications for full consent

**Development Address:**

Clitheroe Fire Station Princess Avenue Clitheroe BB7 2AL

**Decision Date:**  
24/08/2022

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

Sarah Heppell  
APPROVED WITH CONDITIONS

**Grid Reference**

374565 442367

**Development Description:**

Proposed erection of new training tower (to replace existing training tower) measuring 11.9m in height and erection of new Alterter Mast measuring 15m in height.

**3/2022/0617**

**Ribchester**

Certificate of Lawfulness - Proposed

**Development Address:**

16 Sarmatian Fold Ribchester PR3 3YG

**Decision Date:**  
24/08/2022

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

Sarah Heppell  
PERMISSION NOT REQUIRED

**Grid Reference**

364842 435472

**Development Description:**

Certificate of Lawfulness for the proposed erection of a single storey rear and side extensions.

**3/2022/0618**

**Ramsgreave**

Outline

**Development Address:**

Land adj 25 Paris Ramsgreave BB1 9BJ

**Decision Date:**  
25/08/2022

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

Ben Taylor  
APPROVED WITH CONDITIONS

**Grid Reference**

368377 431712

**Development Description:**

Application for outline planning permission, with all matters reserved, for one new single-storey, four-bedroom dwelling, including access.

**3/2022/0619**

**Wilpshire**

Applications for full consent

**Development Address:**

Water Tank and Valve House off Vicarage Lane Wilpshire BB1 9HY

**Decision Date:**  
22/08/2022

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

Stephen Kilmartin  
REFUSED

**Grid Reference**

368701 433234

**Development Description:**

Conversion of redundant water tower and valve house to create a single dwelling to include the creation of a short access track.

**3/2022/0620**

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Discharge of Conditions

**Development Address:**

1 Southport Barn Cottages Sawley Road Sawley Clitheroe BB7 4LE

**Decision Date:**  
26/08/2022

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

Ben Taylor  
APPROVED WITH CONDITIONS

**Grid Reference**

377629 446112

**Development Description:**

Discharge of Condition 4 (Bat Surveys) of planning application 2/2021/1038.

**3/2022/0627**

**Whalley**

Applications for full consent

**Development Address:**

Bridgeway 16 Brookes Lane Whalley Lancashire BB7 9RG

**Decision Date:**  
22/08/2022

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

Stephen Kilmartin  
APPROVED WITH CONDITIONS

**Grid Reference**

373574 436421

**Development Description:**

Annex accommodation as holiday let accommodation for a temporary period of five years.

**3/2022/0630**      **Balderstone**      **Grid Reference**  
 Advertisements      361846    431197  
**Development Description:**  
 Marketing Board 20ft x 12ft - Digitally printed onto dibond panels. To be fixed direct to four 114mm diameter steel posts with 1.5m ground clearance. Previously approved under 3/2017/0162.

**Decision Date:**      **Development Address:**  
 24/08/2022      Entrance to Samlesbury Enterprise Zone A59 Myerscough Smithy Road Salmesbury

**Officer:**      Mark Waleczek  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0640**      **Clitheroe**      **Grid Reference**  
 Variation of Condition      374853    443232  
**Development Description:**  
 Variation of Condition 2 (Substitution of new plans) from planning application 3/2021/0405 to allow deeper foundations and a lower overall height of the building. Reduce footprint of development slightly.

**Decision Date:**      **Development Address:**  
 22/08/2022      Land adj Black Horse Inn Pimlico Road Clitheroe BB7 4PZ

**Officer:**      Stephen Kilmartin  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0649**      **Clitheroe**      **Grid Reference**  
 Discharge of Conditions      374904    440968  
**Development Description:**  
 Discharge of Conditions of planning application 3/2022/0116. 2 (Materials), 4 (Boundary Treatments), 5 (Play Equipment), 6 (Lighting), 8 (Land Levels), 9 (Landscaping), 10 (Archaeology).

**Decision Date:**      **Development Address:**  
 23/08/2022      Higher Standen Farm Pendle Road Clitheroe BB7 1PR

**Officer:**      Stephen Kilmartin  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2022/0660**      **Waddington**      **Grid Reference**  
 Application for tree works in a conser      372935    443805  
**Development Description:**  
 Tree Works - T1 (Cedar) Remove to allow the adjacent Yew Tree to grow.

**Decision Date:**      **Development Address:**  
 23/08/2022      Waddington Old Hall Clitheroe Road Waddington Clitheroe BB7 3HP

**Officer:**      David Hewitt  
**Decision Type:**      APPROVED NO CONDITIONS

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**3/2022/0661**      **Waddington**      **Grid Reference**  
 Application for tree works in a conser      372996    443633  
**Development Description:**  
 Tree Works - T1 (Copper Beech) - Reduce by 2m, raise crown to 5m and crown thin by 10%.

**Decision Date:**      **Development Address:**  
 23/08/2022      Brooklyn Clitheroe Road Waddington BB7 3HW

**Officer:**      David Hewitt  
**Decision Type:**      APPROVED NO CONDITIONS

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**3/2022/0662**      **Waddington**      **Grid Reference**  
 Application for tree works in a conser      372724    444016  
**Development Description:**  
 Tree Works - T1 (Copper Beech) - Crown reduce by 2m, crown thin by 10%, crown raise to 5m.

**Decision Date:**      **Development Address:**  
 23/08/2022      Beech House Slaidburn Road Waddington BB7 3JQ

**Officer:**      David Hewitt  
**Decision Type:**      APPROVED NO CONDITIONS

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**3/2022/0663**

**Waddington**

Application for tree works in a conser  
**Development Address:**  
 Land behind 59 Branch Road and  
 Waddington Arms Waddington BB7  
 3HR

**Decision Date:**  
 23/08/2022

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

David Hewitt  
 APPROVED NO CONDITIONS

**Grid Reference**

372884 443917

**Development Description:**

Remove large dead limbs on sliver birch. Fell Poplar owing to part canopy failure.

**3/2022/0682**

**Clitheroe**

Variation of Condition  
**Development Address:**  
 1-5 Back St Pauls Street Low Moor  
 Clitheroe BB7 2LS

**Decision Date:**  
 23/08/2022

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

Stephen Kilmartin  
 REFUSED

**Grid Reference**

373069 441623

**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 redesign the turning area. Following refusal of 3/2022/0105.

**3/2022/0767**

**Bolton-by-Bowland, Gisburn Forest and Sawley**

Certificate of Lawfulness - Existing  
**Development Address:**  
 Big Holme Farm Anna Lane Bolton  
 by Bowland BB7 4NZ

**Decision Date:**  
 24/08/2022

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

Sarah Heppell  
 REFUSED

**Grid Reference**

377392 452830

**Development Description:**

Lawful Development Certificate to regularise the unlawful summer house built to a different design from that allowed on 3/2018/0493.

**3/2022/0783**

**Whalley**

Observations to Another Local Auth  
**Development Address:**  
 Clitheroe Waste Water Treatment  
 Works Henthorn Road Clitheroe

**Decision Date:**  
 22/08/2022

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

Stephen Kilmartin  
 NO OBJECTIONS

**Grid Reference**

372637 440390

**Development Description:**

Variation of Condition 3 (Time Extension) and Condition 4 (Layout Plan) of permission LCC/2017/0077 in relation to solar photovoltaic panels and associated works including Inverter Station, Switch Gear Housing, Security Fencing and integral connection to the Waste Water Treatment Works Substation.