



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 20 January 2023

**3/2021/0710**      **Clitheroe**      **Grid Reference**  
Variation of Condition      **373687 440694**  
**Development Description:**  
**Development Address:**      Variation of Condition 2 (Plans) of planning permission  
Lodematic Ltd Primrose Works      3/2019/0954. Proposed change of Apartment 3 from a  
Primrose Road Clitheroe BB7 1BS      two-bedroom apartment to a three-bedroom apartment.  
Reconfiguration of car parking arrangements.

**Decision Date:**      17/01/2023

**Officer:**      Stephen Kilmartin

**Decision Type:**      APPROVED WITH CONDITIONS

**3/2022/0553**      **Hothersall**      **Grid Reference**  
Applications for full consent      **361561 437175**  
**Development Description:**  
**Development Address:**      Proposed erection of commercial units (Use Class E(g))  
Higher College Farm Lower Road      including conversion and extension of existing farmhouse  
Longridge PR3 2YY      for purposes of Use Class E (g).

**Decision Date:**      19/01/2023

**Officer:**      Stephen Kilmartin

**Decision Type:**      APPROVED WITH CONDITIONS

**3/2022/0688**      **Thornley-with-Wheatley**      **Grid Reference**  
Applications for full consent      **360584 439170**  
**Development Description:**  
**Development Address:**      Proposed demolition of existing conservatory and  
2 Beacon View Chipping Road      construction of new two storey rear extension with  
Longridge PR3 2NB      extension to the existing garage.

**Decision Date:**      16/01/2023

**Officer:**      Mark Waleczek

**Decision Type:**      APPROVED WITH CONDITIONS

**3/2022/0728**      **Barrow**      **Grid Reference**  
Applications for full consent      **373878 438283**  
**Development Description:**  
**Development Address:**      Proposed change of use from A1 (retail) to extend the gym  
Units 4 and 5 Barrow Brook Trade      floor space from the adjacent Unit 5 into Unit 4 including a  
Park Lodge Close Barrow BB7 9BQ      new beauty salon and healthy food deli offering breakfast  
and lunch options. Retention of unauthorised mezzanine  
level at Unit 5. Resubmission of 3/2022/0354.

**Decision Date:**      20/01/2023

**Officer:**      Stephen Kilmartin

**Decision Type:**      APPROVED WITH CONDITIONS

**3/2022/0838**      **Billington and Langho**      **Grid Reference**  
Applications for full consent      **369754 436703**  
**Development Description:**  
**Development Address:**      Proposed two storey side extension and external terrace to  
Braddyll House Franklin Hill      create additional living accommodation.  
Brockhall Village Old Langho BB6  
8HY

**Decision Date:**      17/01/2023

**Officer:**      Stephen Kilmartin

**Decision Type:**      APPROVED WITH CONDITIONS

Planning Applications decided week ending: 20 January 2023

**3/2022/0971**      **Chatburn**  
Applications for full consent  
**Development Address:**  
7 St Chads Avenue Chatburn  
Clitheroe BB7 4AN

**Decision Date:**  
17/01/2023

**Officer:**                      Emily Pickup  
**Decision Type:**              APPROVED WITH CONDITIONS

**Development Description:**  
Proposed single storey rear extension including partial demolition of existing shed.

**Grid Reference**  
376546    444370

---

**3/2022/0974**      **Clayton-le-Dale**  
Applications for full consent  
**Development Address:**  
126 Ribchester Road Clayton Le  
Dale BB1 9EE

**Decision Date:**  
20/01/2023

**Officer:**                      Ben Taylor  
**Decision Type:**              APPROVED WITH CONDITIONS

**Development Description:**  
Proposed demolition of 126 Ribchester Road and erection of replacement dormer bungalow with detached garage.

**Grid Reference**  
367666    432968

---

**3/2022/1058**      **Billington and Langho**  
Applications for full consent  
**Development Address:**  
68 Pasturelands Drive Billington  
Lancashire BB7 9LW

**Decision Date:**  
17/01/2023

**Officer:**                      Ben Taylor  
**Decision Type:**              APPROVED WITH CONDITIONS

**Development Description:**  
Front dormer to form two bedrooms and a shower room

**Grid Reference**  
372049    435276

---

**3/2022/1078**      **Chatburn**  
Application for tree works  
**Development Address:**  
Rosewood 17 Crow Trees Brow  
Chatburn BB7 4AA

**Decision Date:**  
20/01/2023

**Officer:**                      Alex Shutt  
**Decision Type:**              APPROVED WITH CONDITIONS

**Development Description:**  
T1 Sycamore Tree - side reduction on the east side of the crown to no greater than 2 metres clearance from the property. T2 Sycamore Tree - Crown reduce 10-15% to reduce static loading.

**Grid Reference**  
376657    443833

---

**3/2022/1081**      **Whalley**  
Certificate of Lawfulness - Proposed  
**Development Address:**  
36 Beech Drive Whalley BB7 9RA

**Decision Date:**  
18/01/2023

**Officer:**                      Emily Pickup  
**Decision Type:**              PERMISSION NOT REQUIRED

**Development Description:**  
Certificate of Lawfulness for a proposed single storey rear extension.

**Grid Reference**  
372069    437383

---

**3/2022/1083**      **Clayton-le-Dale**  
Applications for full consent  
**Development Address:**  
Oakleigh Longsight Road Copster  
Green BB1 9EX

**Decision Date:**  
20/01/2023

**Officer:**                      Ben Taylor  
**Decision Type:**              APPROVED WITH CONDITIONS

**Development Description:**  
Proposed construction of a double storey rear extension to host dwelling including dormers. Resubmission of 3/2022/0373.

**Grid Reference**  
367206    433670

---

**3/2022/1088**      **Pendleton**      **Grid Reference**  
 Applications for full consent      **Development Description:**      373823    438878  
**Decision Date:**      **Development Address:**      Proposed demolition of conservatory, erection of single  
 17/01/2023      18 Elbow Wood Drive Barrow      storey rear extension, garage conversion to living  
 Clitheroe BB7 9ZD      accommodation and external covered area to rear garden.

**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/1121**      **Whalley**      **Grid Reference**  
 Application for tree works in a conser      **Development Description:**      373350    436478  
**Decision Date:**      **Development Address:**      Fell six conifers in the front garden owing to size and  
 16/01/2023      1 Clitheroe Road Whalley BB7 9AA      potential damage to retaining wall.

**Officer:**      Alex Shutt  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/1122**      **Billington and Langho**      **Grid Reference**  
 Application for tree works      **Development Description:**      370227    433994  
**Decision Date:**      **Development Address:**      Works to T1 (Sycamore) - broken branches to be removed,  
 16/01/2023      The Bungalow Whitehalgh Lane      pruned and minor crown raising.  
 Langho BB6 8ET

**Officer:**      Alex Shutt  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/1131**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
 Application for tree works in a conser      **Development Description:**      378547    449432  
**Decision Date:**      **Development Address:**      Works to T1 (Sycamore) - removal of heavy deadwood,  
 16/01/2023      1 Hellifield Road Bolton By Bowland      upper canopy reduction of 3m and removal of lower limb.  
 BB7 4NS      T2 (Sycamore) - removal of single limb overhanging  
 garage. T3 (Beech) stubs and deadwood to be removed.  
 T4 (Apple) pruning to reduce height.

**Officer:**      Alex Shutt  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/1154**      **Gisburn**      **Grid Reference**  
 Agricultural determination      **Development Description:**      381567    448272  
**Decision Date:**      **Development Address:**      New proposed road 210m x 3.5m using stone and finished  
 16/01/2023      Land adj Home Farm Gisburn Road      in natural local stone.  
 Gisburn BB7 4LJ

**Officer:**      Ben Taylor  
**Decision Type:**      PERMISSION NOT REQUIRED

---

**3/2022/1157**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
 Agricultural determination      **Development Description:**      376389    451206  
**Decision Date:**      **Development Address:**      Agricultural building  
 17/01/2023      Meargill Farm Holden Lane Bolton  
 by Bowland BB7 4LZ

**Officer:**      Ben Taylor  
**Decision Type:**      PERMISSION NOT REQUIRED

---

Planning Applications decided week ending: 20 January 2023

**3/2022/1160**

**Billington and Langho**

Application for tree works

**Decision Date:**  
19/01/2023

**Development Address:**

8 Netherwood Gardens Brockhall  
Village Old Langho BB6 8HR

**Development Description:**

1 x Sycamore (T2) to be felled and 1 x Beech (T5) removal  
of deadwood.

**Grid Reference**

369878 436480

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

---

**3/2022/1169**

**Horton**

Agricultural determination

**Decision Date:**  
17/01/2023

**Development Address:**

Burons Laithe Rakes Lane Horton  
BD23 3JT

**Development Description:**

Proposed agricultural building 24.4m long x 9.1m wide for  
general purpose machinery, equipment storage and  
lambing shed.

**Grid Reference**

386321 450532

**Officer:**

Ben Taylor

**Decision Type:**

PERMISSION NOT REQUIRED

---