



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 10 February 2023

<b>3/2020/0601</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
	Outline	375197 441551
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
08/02/2023	Land at Highmoor Farm Clitheroe BB7 1PN	Outline planning application for the construction of up to 125 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point from Highmoor Park. All matters reserved except for means of access.
<b>Officer:</b>	Nicola Hopkins	
<b>Decision Type:</b>	APPROVED SUBJECT TO LEGAL AGREEMENT	

<b>3/2021/1021</b>	<b>Grindleton</b>	<b>Grid Reference</b>
	Applications for full consent	375900 445528
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
06/02/2023	4 Kayley Terrace Main Street Grindleton BB7 4QX	Proposed change of use of the ground floor from Class C3 to Class E; from a two bedroom terrace dwelling to a ground floor Local History archive and research room and a single bedroom flat on the first floor.
<b>Officer:</b>	Adrian Dowd	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

<b>3/2022/0634</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
	Alter or Extend a Listed Building	374507 442013
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
07/02/2023	11 York Street Clitheroe BB7 2DH	Listed Building Consent for external repairs to comprise: re-roofing, re-lining lead gutters, refurbishment of existing windows, re-rendering external walls, refurbishing front door and new rear door to match existing, external redecoration.
<b>Officer:</b>	Adrian Dowd	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

<b>3/2022/0870</b>	<b>Osbaldeston</b>	<b>Grid Reference</b>
	Discharge of Conditions	365104 433429
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
07/02/2023	Oxendale Hall Osbaldeston Lane Osbaldeston BB2 7LZ	Discharge of Conditions 3 and 4 (Walling and roofing materials) of planning permission 3/2020/0057.
<b>Officer:</b>	Adrian Dowd	
<b>Decision Type:</b>	APPROVED NO CONDITIONS	

<b>3/2022/0904</b>	<b>Osbaldeston</b>	<b>Grid Reference</b>
	Discharge of Conditions	365104 433429
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
07/02/2023	Oxendale Hall Osbaldeston Lane Osbaldeston BB2 7LZ	Discharge of Conditions 2 and 3 (Walling and roofing materials) of planning permission 3/2020/0058.
<b>Officer:</b>	Adrian Dowd	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

**3/2022/1007**

**Clitheroe**

Alter or Extend a Listed Building

**Development Address:**

2 and 2a Shawbridge Street  
Clitheroe BB7 1LY

**Decision Date:**  
06/02/2023

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

**Development Description:**

Listed Building Consent for repairs to timber shop frontage, replacement of damaged glass to the shop frontage, installation of internal timber stud partitions to form two separate retail units with associated WC.

**Grid Reference**

374633 441778

**3/2022/1019**

**Longridge**

Applications for full consent

**Development Address:**

7 Croft Way Longridge Preston PR3  
3AG

**Decision Date:**  
10/02/2023

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

**Development Description:**

Proposed glazed extension to rear, installation of 8 integrated PV Solar panels on south elevation and alterations to front elevation bay window.

**Grid Reference**

361114 437218

**3/2022/1047**

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

Applications for full consent

**Development Address:**

Raygill Moss Farm Gisburn Road  
Bolton By Bowland BB7 4LS

**Decision Date:**  
08/02/2023

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

**Development Description:**

Proposed concrete slurry store with industrial fabric cover.

**Grid Reference**

380570 449770

**3/2022/1053**

**Mellor**

Applications for full consent

**Development Address:**

83 Mellor Brow Mellor BB2 7PN

**Decision Date:**  
07/02/2023

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

**Development Description:**

Proposed single storey extension to rear, new roof and extending internally into 81 Mellor Brow. Removal of existing single storey side extension, garage and garden outbuilding.

**Grid Reference**

364395 431063

**3/2022/1056**

**Billington and Langho**

Applications for full consent

**Development Address:**

Hodgefield Farm Whalley Old Road  
Billington BB7 9JE

**Decision Date:**  
09/02/2023

**Officer:** Ben Taylor  
**Decision Type:** REFUSED

**Development Description:**

Proposed demolition of existing single storey side extension and construction of two storey side extension. Resubmission of 3/2021/0701.

**Grid Reference**

372376 435236

**3/2022/1076**

**Balderstone**

Discharge of Conditions

**Development Address:**

Lower Abbott House Abbott Brow  
Mellor BB2 7HU

**Decision Date:**  
08/02/2023

**Officer:** Kathryn Hughes  
**Decision Type:** SPLIT DECISION

**Development Description:**

Discharge of conditions 2 (Parking), 3 (Bats), 4 (Photographic record), 6 (Specifications), 7 (Boundary) and 8 (Landscaping) of application 3/2022/0449

**Grid Reference**

364795 431645

**3/2022/1084**

**Ramsgreave**

Applications for full consent  
**Development Address:**  
 Land adj 25 Paris Ramsgreave BB1  
 9BJ

**Development Description:**  
 Proposed detached dormer bungalow following outline  
 application 3/2022/0618.

Grid Reference	
368377	431712

**Decision Date:**  
 10/02/2023

**Officer:** Ben Taylor  
**Decision Type:** REFUSED

**3/2022/1096**

**Sabden**

Applications for full consent  
**Development Address:**  
 3 The Barn Clerk Hill Road Sabden  
 BB7 9FR

**Development Description:**  
 Removal of the existing rear structure and erection of a two  
 storey and single storey rear extension and associated  
 alterations.

Grid Reference	
375440	436775

**Decision Date:**  
 10/02/2023

**Officer:** Emily Pickup  
**Decision Type:** REFUSED

**3/2022/1138**

**Waddington**

Applications for full consent  
**Development Address:**  
 Cuttock Clough Farm Mill Lane  
 Waddington BB7 3JJ

**Development Description:**  
 Proposed two storey and single storey extension to rear.  
 Previously approved under 3/2021/0698.

Grid Reference	
372478	445812

**Decision Date:**  
 09/02/2023

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

**3/2022/1139**

**Waddington**

Certificate of Lawfulness - Proposed  
**Development Address:**  
 Cuttock Clough Farm Mill Lane  
 Waddington BB7 3JJ

**Development Description:**  
 Certificate of Lawfulness for the installation of solar panels  
 and electric vehicle charging point.

Grid Reference	
372478	445812

**Decision Date:**  
 10/02/2023

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

**3/2022/1167**

**Clitheroe**

Certificate of Lawfulness - Proposed  
**Development Address:**  
 122 Pimlico Road Clitheroe BB7  
 4PT

**Development Description:**  
 Lawful Development Certificate for a proposed single storey  
 side extension.

Grid Reference	
374793	442945

**Decision Date:**  
 10/02/2023

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

**3/2022/1174**

**Clitheroe**

Discharge of Conditions  
**Development Address:**  
 Land at Higher Standen Farm and  
 Part Littlemoor Farm Clitheroe

**Development Description:**  
 Application to discharge condition number 22 of planning  
 permission 3/2015/0895 (landscaping buffers).

Grid Reference	
374918	440647

**Decision Date:**  
 10/02/2023

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

**3/2023/0037**

**Gisburn**

Application for tree works in a conser

**Development Address:**

St Marys Church Hellifield Road  
Gisburn BB7 4HB

**Decision Date:**  
10/02/2023

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

**Development Description:**

Holly tree in the middle of the front churchyard to be trimmed and shaped with brambles removed.

Grid Reference	
382990	448862

**3/2023/0039**

**Waddington**

Variation of Condition

**Development Address:**

Ashcroft Mill Lane Waddington BB7  
3JJ

**Decision Date:**  
10/02/2023

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

**Development Description:**

Variation of condition 2 (approved plans) of planning permission 3/2021/0144 to allow retention of unauthorised work consisting of rooflights to north elevation, chimney to east elevation and window in garage, omission of two windows and alteration to glazed door in south elevation.

Grid Reference	
372270	445752

**3/2023/0057**

**Clitheroe**

Discharge of Conditions

**Development Address:**

Land at Higher Standen Farm and  
Part Littlemoor Farm Clitheroe

**Decision Date:**  
10/02/2023

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

**Development Description:**

Discharge of Conditions 26 (Temporary Fence Details) and 52 (Travel Plan) of planning application 3/2015/0895.

Grid Reference	
374918	440647

**3/2023/0083**

**Grindleton**

Discharge of Conditions

**Development Address:**

Cob House Barn Whitehall Lane  
Grindleton BB7 4RL

**Decision Date:**  
08/02/2023

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

**Development Description:**

Discharge of Condition 3 (Materials) of planning permission 3/2022/0092.

Grid Reference	
375091	446458