



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 17 March 2023

<b>3/2022/0414</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> Carr Hall Whalley Road Wilpshire BB1 9LJ	<b>Development Description:</b> Proposed electric quad motorsport facility with support building and car park.	<b>Grid Reference</b> 370084 433345
<b>Decision Date:</b> 16/03/2023	<b>Officer:</b> Kathryn Hughes		
<b>Decision Type:</b>	REFUSED		
<b>3/2022/0568</b>	<b>Chipping</b> Applications for full consent <b>Development Address:</b> Land to rear of Malt Kiln House Malt Kiln Brow Chipping PR3 2GP	<b>Development Description:</b> Erection of four new residential dwellings with new access taken from Fish House Lane with associated earthworks and landscaping.	<b>Grid Reference</b> 362007 443548
<b>Decision Date:</b> 17/03/2023	<b>Officer:</b> Lyndsey Hayes		
<b>Decision Type:</b>	APPROVED WITH CONDITIONS		
<b>3/2022/0655</b>	<b>Clitheroe</b> Applications for full consent <b>Development Address:</b> 93-97 Lowergate Clitheroe BB7 1AG	<b>Development Description:</b> Proposed replacement of 45 wooden single glazed multi-shaped windows with double glazed UPVC windows. The UPVC windows to match exact colour, size, shape, pattern to preserve appearance of the building. The lower quarter of the windows on the first floor will open inwards rather than outwards.	<b>Grid Reference</b> 374347 441614
<b>Decision Date:</b> 13/03/2023	<b>Officer:</b> Adrian Dowd		
<b>Decision Type:</b>	REFUSED		
<b>3/2022/0745</b>	<b>Clitheroe</b> Applications for full consent <b>Development Address:</b> Barclays Bank Plc 41 Castle Street Clitheroe BB7 2BT	<b>Development Description:</b> Proposed removal of existing external signage, CCTV Camera, Alarm Box, 1 x night safe and 1 x external ATM (existing aperture to be infilled with stonework to match existing). Removal of internal counters and all internal furniture.	<b>Grid Reference</b> 374346 441878
<b>Decision Date:</b> 14/03/2023	<b>Officer:</b> Adrian Dowd		
<b>Decision Type:</b>	APPROVED WITH CONDITIONS		
<b>3/2022/0746</b>	<b>Clitheroe</b> Alter or Extend a Listed Building <b>Development Address:</b> Barclays Bank Plc 41 Castle Street Clitheroe BB7 2BT	<b>Development Description:</b> Application for Listed Building consent for proposed removal of existing external signage, CCTV Camera, Alarm Box, 1 x night safe and 1 x external ATM (existing aperture to be infilled with stonework to match existing). Removal of internal counters and all internal furniture.	<b>Grid Reference</b> 374346 441878
<b>Decision Date:</b> 14/03/2023	<b>Officer:</b> Adrian Dowd		
<b>Decision Type:</b>	APPROVED WITH CONDITIONS		

Planning Applications decided week ending: 17 March 2023

**3/2022/0840**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
Applications for full consent      **Development Description:**      376318    451316  
**Decision Date:**      **Development Address:**      Proposed conversion of barn to dwelling with parking and  
16/03/2023      Westmoor Farm Holden Lane      outdoor amenity space and demolition of buildings.  
Bolton by Bowland BB7 4LZ  
**Officer:**      Stephen Kilmartin  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/0911**      **West Bradford**      **Grid Reference**  
Applications for full consent      **Development Description:**      374153    444412  
**Decision Date:**      **Development Address:**      Application for planning permission for a proposed  
17/03/2023      Three Millstones Inn Waddington      extension to the existing accommodation annex to create  
Road West Bradford BB7 4SX      an additional guest bedroom.  
**Officer:**      Stephen Kilmartin  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/0912**      **West Bradford**      **Grid Reference**  
Alter or Extend a Listed Building      **Development Description:**      374153    444412  
**Decision Date:**      **Development Address:**      Application for Listed Building Consent for a proposed  
17/03/2023      Three Millstones Inn Waddington      extension to the existing accommodation annex to create  
Road West Bradford BB7 4SX      an additional guest bedroom.  
**Officer:**      Stephen Kilmartin  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/0982**      **Longridge**      **Grid Reference**  
Applications for full consent      **Development Description:**      360666    437261  
**Decision Date:**      **Development Address:**      Proposed demolition of existing derelict toilet block and  
14/03/2023      Former Public Toilets Market Place      erection of a new single storey dwelling.  
Longridge PR3 3RQ  
**Officer:**      Stephen Kilmartin  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/1040**      **Mellor**      **Grid Reference**  
Applications for full consent      **Development Description:**      365383    430493  
**Decision Date:**      **Development Address:**      Reconfiguration of internal layout of previously converted  
16/03/2023      Whitecroft Barn Whitecroft Lane      barn including insertion of new openings.  
Mellor BB2 7HA  
**Officer:**      Kathryn Hughes  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2022/1055**      **Mellor**      **Grid Reference**  
Applications for full consent      **Development Description:**      364571    430968  
**Decision Date:**      **Development Address:**      Proposed front porch and front dormers with external  
14/03/2023      59 Mellor Brow Mellor BB2 7EX      material changes.  
**Officer:**      Mark Waleczek  
**Decision Type:**      APPROVED WITH CONDITIONS

---

Planning Applications decided week ending: 17 March 2023

**3/2022/1099**      **Balderstone**  
 Applications for full consent  
**Development Address:**  
 4 Commons Lane Balderstone BB2 7LP

**Decision Date:**  
 16/03/2023

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

**Development Description:**  
 Proposed demolition of side extension, proposed two storey side extension and front porch.

**Grid Reference**  
 364363    431852

---

**3/2022/1102**      **Clitheroe**  
 Applications for full consent  
**Development Address:**  
 59 Fairfield Drive Clitheroe BB7 2PS

**Decision Date:**  
 16/03/2023

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

**Development Description:**  
 Proposed dormer extension to front elevation.

**Grid Reference**  
 373193    441148

---

**3/2022/1170**      **Longridge**  
 Non-Material amendment  
**Development Address:**  
 Land West of Preston Road  
 Longridge PR3 3BE

**Decision Date:**  
 17/03/2023

**Officer:**                      Will Hopcroft  
**Decision Type:**              APPROVED WITH CONDITIONS

**Development Description:**  
 Non material amendment to planning application 3/2021/0470 involving change of brick material on plots 48-51, 57-59, 61 and 71-78.

**Grid Reference**  
 360232    435951

---

**3/2022/1176**      **Aighton, Bailey & Chaigley**  
 Alter or Extend a Listed Building  
**Development Address:**  
 Flat 3 Hodder Court Knowles Brow  
 Hurst Green BB7 9PP

**Decision Date:**  
 14/03/2023

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

**Development Description:**  
 Alterations to internal layout to create room and storage within the existing roof space and insertion of new roof lights .

**Grid Reference**  
 370212    439885

---

**3/2022/1177**      **Salesbury**  
 Certificate of Lawfulness - Proposed  
**Development Address:**  
 1 Albany Drive Copster Green BB1 9EH

**Decision Date:**  
 14/03/2023

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

**Development Description:**  
 Proposed change of use of one reception room to a hair and beauty salon. Opening hours Monday to Thursday 09.30 to 18.00 Friday 09.30 to 19.00, Saturday 08.00 to 16.00.

**Grid Reference**  
 367436    433727

---

**3/2022/1180**      **Ribchester**  
 Applications for full consent  
**Development Address:**  
 Pinfold Farm Preston Road  
 Ribchester PR3 3YD

**Decision Date:**  
 13/03/2023

**Officer:**                      Kathryn Hughes  
**Decision Type:**              REFUSED

**Development Description:**  
 Demolition of an agricultural building (with class Q consent for residential) and erection of a new dwelling.

**Grid Reference**  
 363773    436336

---

Planning Applications decided week ending: 17 March 2023

**3/2022/1188**      **Clitheroe**  
Applications for full consent  
**Development Address:**  
Meadowcroft Littlemoor Road  
Clitheroe BB7 1HF

**Decision Date:**  
17/03/2023

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

**Development Description:**  
Proposed Front Porch Extension and associated alterations

**Grid Reference**  
374111    440755

---

**3/2023/0029**      **Dutton**  
Applications for full consent  
**Development Address:**  
Grindlestone House Farm Longridge  
Road Hurst Green PR3 3XY

**Decision Date:**  
14/03/2023

**Officer:**                      Will Hopcroft  
**Decision Type:**              APPROVED WITH CONDITIONS

**Development Description:**  
Proposed open fronted maize clamp.

**Grid Reference**  
366627    437219

---

**3/2023/0030**      **Dutton**  
Applications for full consent  
**Development Address:**  
Grindlestone House Farm Clitheroe  
Road Ribchester PR3 3XY

**Decision Date:**  
14/03/2023

**Officer:**                      Will Hopcroft  
**Decision Type:**              APPROVED WITH CONDITIONS

**Development Description:**  
Proposed open fronted silage clamp.

**Grid Reference**  
366627    437219

---

**3/2023/0046**      **Clitheroe**  
Applications for full consent  
**Development Address:**  
15 York Street Clitheroe BB7 2DH

**Decision Date:**  
17/03/2023

**Officer:**                      Stephen Kilmartin  
**Decision Type:**              REFUSED

**Development Description:**  
Installation of black metal gates to 'coach' entrance  
between 15 and 17 York Street. Previously refused under  
3/2021/0776.

**Grid Reference**  
374517    442019

---

**3/2023/0048**      **Billington and Langho**  
Application for tree works  
**Development Address:**  
The Old Zoo Cherry Drive Brockhall  
Village BB6 8DX

**Decision Date:**  
16/03/2023

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

**Development Description:**  
Fell T1 and T2 Larch Trees.

**Grid Reference**  
370175    436933

---

**3/2023/0051**      **Billington and Langho**  
Applications for full consent  
**Development Address:**  
15 Higherfield Langho BB6 8HQ

**Decision Date:**  
13/03/2023

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

**Development Description:**  
Proposed part demolition of conservatory and single storey  
rear extension to create additional living accommodation.

**Grid Reference**  
370171    433902

---

**3/2023/0062**      **Billington and Langho**      **Grid Reference**  
 Applications for full consent      370089    433904  
**Development Description:**  
 Proposed demolition of existing rear extension and  
**Development Address:**      proposed enlarged single storey extension.  
 2 Higherfield Langho BB6 8HQ

**Decision Date:**  
13/03/2023

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

---

**3/2023/0064**      **Whalley**      **Grid Reference**  
 Applications for full consent      373484    436247  
**Development Description:**  
 Proposed redevelopment of the existing dwelling, including  
**Development Address:**      a new wrap around flat roof single storey extension.  
 10 Manor Road Whalley BB7 9TE  
 Existing garage to be demolished and replaced with a new  
 garage with home office in the roof space.

**Decision Date:**  
14/03/2023

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

---

**3/2023/0066**      **Clitheroe**      **Grid Reference**  
 Applications for full consent      375289    442748  
**Development Description:**  
 Proposed demolition of existing garage and conservatory.  
**Development Address:**      Erection of two storey side extension and single storey rear  
 23 Green Drive Clitheroe BB7 2BB      extension.

**Decision Date:**  
14/03/2023

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

---

**3/2023/0071**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
 Application for tree works      377690    445848  
**Development Description:**  
 T1 (Alder) T2 (Ash) T3 (Ash) - all to be felled.  
**Development Address:**  
 8 Browgate Sawley Clitheroe BB7  
 4NB

**Decision Date:**  
13/03/2023

**Officer:**                      David Hewitt  
**Decision Type:**              APPROVED WITH CONDITIONS

---

**3/2023/0079**      **Ribchester**      **Grid Reference**  
 Applications for full consent      365140    435387  
**Development Description:**  
 Proposed rear single storey extension.  
**Development Address:**  
 29 Blackburn Road Ribchester PR3  
 3ZP

**Decision Date:**  
17/03/2023

**Officer:**                      Will Hopcroft  
**Decision Type:**              APPROVED WITH CONDITIONS

---

**3/2023/0080**      **Thornley-with-Wheatley**      **Grid Reference**  
 Agricultural determination      363549    441223  
**Development Description:**  
 Prior notification for an extension to an existing livestock  
**Development Address:**      building to provide additional space for storage feed,  
 Thornley Hall Cottage Farm Up      bedding and livestock equipment.  
 Bedlam Road Thornley PR3 2TN

**Decision Date:**  
16/03/2023

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

---

Planning Applications decided week ending: 17 March 2023

**3/2023/0105**      **Ramsgreave**      **Grid Reference**  
Applications for full consent      368412    431664  
**Development Description:**  
**Development Address:**      Proposed roof and dormer alterations including second  
21 Paris Ramsgreave BB1 9BJ      floor loft space. Addition of two storey porch to front  
elevation and erection of detached garage to the rear.  
**Decision Date:**      Resubmission of 3/2022/1075.  
16/03/2023  
**Officer:**      Stephen Kilmartin  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2023/0128**      **Billington and Langho**      **Grid Reference**  
Non-Material amendment      372477    435842  
**Development Description:**  
**Development Address:**      Non material amendment to application 3/2021/0205  
Land at Neddy Lane Billington BB7      involving change of house type on plot 17 and alternative  
9LL      roof tiles.  
**Decision Date:**      17/03/2023  
**Officer:**      Kathryn Hughes  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2023/0134**      **Wiswell**      **Grid Reference**  
Application for tree works in a conser      374450    437317  
**Development Description:**  
**Development Address:**      Fell two juniper trees marked Tree 1 and Tree 2. Fell two  
Eastwood House Old Back Lane      dead trees marked Tree 3 and Tree 4. H1 - Reduce  
Wiswell BB7 9BS      Leylandii hedgerow by 2m to avoid further damage to the  
garage  
**Decision Date:**      17/03/2023  
**Officer:**      Alex Shutt  
**Decision Type:**      APPROVED WITH CONDITIONS

---

**3/2023/0170**      **Bowland Forest (Higher)**      **Grid Reference**  
Agricultural determination      365100    451940  
**Development Description:**  
**Development Address:**      Prior notification for an agricultural road 800m long x 5m  
Land to the east of Whitendale Road      wide, existing ground to be levelled and topped with brash  
(Dunsop Forest) Dunsop Bridge      cuttings.  
BB7 3BL  
**Decision Date:**      14/03/2023  
**Officer:**      Will Hopcroft  
**Decision Type:**      PERMISSION NOT REQUIRED

---