



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 9 June 2023

3/2022/0771

Clitheroe

Applications for full consent

Decision Date:
09/06/2023

Development Address:
35-39 Whalley Road Clitheroe
Lancashire BB7 1EE

Officer:
Decision Type:

Stephen Kilmartin
REFUSED

Development Description:

Proposed change of use from a 2 bedroom Flat (C3) into a Hot Food Takeaway & Restaurant with a new shop front and a mechanical extractor flu to the rear. Resubmission 3/2022/0276.

Grid Reference

374250 441319

3/2022/0894

Sabden

Applications for full consent

Decision Date:
07/06/2023

Development Address:
36 Top Row Sabden BB7 9HL

Officer:
Decision Type:

Lucy Walker
APPROVED WITH CONDITIONS

Development Description:

Proposed ground floor extension to the rear of the property.

Grid Reference

377820 437862

3/2022/1000

Billington and Langho

Discharge of Conditions

Decision Date:
06/06/2023

Development Address:
Land at Neddy Lane Billington BB7
9LL

Officer:
Decision Type:

Kathryn Hughes
APPROVED WITH CONDITIONS

Development Description:

Discharge of Condition 13 (Surface Water Drainage) from planning application 3/2021/0205.

Grid Reference

372477 435842

3/2022/1038

Dinckley

Applications for full consent

Decision Date:
06/06/2023

Development Address:
land at the corner of Moorgate Lane
and Kenyon Lane Dinckley BB6 8AN

Officer:
Decision Type:

Kathryn Hughes
REFUSED

Development Description:

Proposed development of a holiday cottage.

Grid Reference

368795 435918

3/2022/1061

Ribchester

Applications for full consent

Decision Date:
07/06/2023

Development Address:
Mill Race Cottage White Carr Lane
Dilworth Bottoms Ribchester PR3
3ZB

Officer:
Decision Type:

Will Hopcroft
REFUSED

Development Description:

Replacement dwelling including the demolition of an existing agricultural building.

Grid Reference

363336 437258

3/2022/1147 **Clitheroe**
 Applications for full consent
Development Address:
 Prospect House Church Brow
 Clitheroe BB7 2AA

Decision Date:
 06/06/2023

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed demolition of existing single-storey extension and replacement with single-storey extension and first-floor extension onto existing coach house. Resubmission of 3/2022/0520.

Grid Reference
 374438 442106

3/2022/1178 **Slaidburn & Easington**
 Alter or Extend a Listed Building
Development Address:
 Knott Gate Townend Slaidburn BB7 3EP

Decision Date:
 09/06/2023

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Application for Listed Building consent for reconfiguration and restoration of an existing listed property and work to an existing outbuilding within the curtilage to be used as an annex. Resubmission of 3/2022/0684.

Grid Reference
 370970 452451

3/2022/1179 **Slaidburn & Easington**
 Applications for full consent
Development Address:
 Knott Gate Townend Slaidburn BB7 3EP

Decision Date:
 09/06/2023

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Application for planning permission for reconfiguration and restoration of an existing listed property and work to an existing outbuilding within the curtilage to be used as an annex. Resubmission of application 3/2022/0683.

Grid Reference
 370970 452451

3/2023/0190 **Waddington**
 Applications for full consent
Development Address:
 Waddington Arms Clitheroe Road
 Waddington BB7 3HP and 58 West
 View Clitheroe Road Waddington
 BB7 3HP

Decision Date:
 09/06/2023

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Demolition of existing rear outriggers and replacement with new two storey rear extension to provide new kitchen, cellar, additional dining space, refuse storage and additional first floor bedrooms. Insertion of five new rooflights to front elevation.

Grid Reference
 372890 443894

3/2023/0197 **Billington and Langho**
 Discharge of Conditions
Development Address:
 Keepers Cottage Northcote Road
 Langho BB6 8BD

Decision Date:
 06/06/2023

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Approval of details reserved by conditions 4 (Landscaping Plan), 10 (Construction Management Plan), 17 (Foul and Surface Water) and 20 (Details of heat pump) of planning permission 3/2022/0637.

Grid Reference
 370193 435852

3/2023/0212 **Billington and Langho**
 Applications for full consent
Development Address:
 Acre Wood Whalley Old Road
 Langho BB6 8DU

Decision Date:
 07/06/2023

Officer: Will Hopcroft
Decision Type: REFUSED

Development Description:
 Demolition of various outbuildings and single-storey rear extension and replacement with a new single storey rear extension. Resubmission of 3/2022/0963.

Grid Reference
 371319 433818

3/2023/0264	Whalley Variation of Condition Development Address: 1 to 7 George Street Whalley BB7 9TH	Development Description: Proposed conversion, extension and alterations to the upper floors to create seven residential apartments. Rear extension to ground floor unit. Demolition of loading bay and rebuilding boundary wall at the rear and associated alterations (pursuant to variation of condition 2 (approved plans) on planning permission 3/2021/1004 involving <u>changes to building facade, additional footprint at rear and changes to internal configuration.</u>	Grid Reference 373276 436247
Decision Date: 07/06/2023	Officer: Will Hopcroft	Decision Type: REFUSED	
3/2023/0273	Aighton, Bailey & Chaigley Applications for full consent Development Address: Armrydding Farm Chipping Road Chaigley BB7 3LX	Development Description: Erection of an agricultural steel framed portal building to accommodate a new milking parlour dairy unit system for 200 dairy cows.	Grid Reference 367388 442851
Decision Date: 07/06/2023	Officer: Will Hopcroft	Decision Type: APPROVED WITH CONDITIONS	
3/2023/0284	Simonstone Agricultural determination Development Address: Law Farm Trapp Lane Simonstone BB12 7JE	Development Description: Prior approval for a proposed concrete track (220m x 5m) (Track 1) to allow access to fields within the farmstead for cattle and machinery to reduce spread of impact upon land and water run off to surrounding field areas.	Grid Reference 377645 434894
Decision Date: 06/06/2023	Officer: Lucy Walker	Decision Type: PERMISSION REQUIRED	
3/2023/0304	Simonstone Applications for full consent Development Address: 9 Woodfields Whins Lane Simonstone BB12 7SB	Development Description: Proposed erection of a single storey side extension.	Grid Reference 377352 435114
Decision Date: 05/06/2023	Officer: Emily Pickup	Decision Type: APPROVED WITH CONDITIONS	
3/2023/0306	Billington and Langho Certificate of Lawfulness - Proposed Development Address: 8 Hillcrest Road Langho BB6 8EP	Development Description: Certificate of Lawfulness for a proposed two storey rear extension.	Grid Reference 370221 433666
Decision Date: 06/06/2023	Officer: Will Hopcroft	Decision Type: PERMISSION NOT REQUIRED	
3/2023/0311	Mellor Applications for full consent Development Address: Pendle View Primrose Lane Mellor BB2 7EQ	Development Description: Proposed erection of a timber storage building to be used in connection with the Everything Retreat.	Grid Reference 366324 431248
Decision Date: 09/06/2023	Officer: Will Hopcroft	Decision Type: REFUSED	

3/2023/0320	Bolton-by-Bowland, Gisburn Forest and Sawley Variation of Condition Development Address: New Ings Farm Hellifield Road Bolton by Bowland BB7 4LU	Development Description: Conversion of barn to two new dwellings including erection of garages and gardens and installation of new sewage treatment plant (pursuant to variation of condition 2 (approved plans) to change garage roof and relocate garage doors/windows for dwelling No. 2 on planning application 3/2018/0079).	Grid Reference 378891 450664
Decision Date: 09/06/2023	Officer: Ben Taylor	Decision Type: APPROVED WITH CONDITIONS	
3/2023/0344	Simonstone Agricultural determination Development Address: Law Farm Trapp Lane Simonstone BB12 7JE	Development Description: Prior approval for a proposed concrete track (track 2) (115m x 5m) to allow access to fields within the farmstead for cattle and machinery to reduce spread of impact upon land and water run off to surrounding field areas.	Grid Reference 377645 434894
Decision Date: 06/06/2023	Officer: Lucy Walker	Decision Type: PERMISSION NOT REQUIRED	
3/2023/0386	Thornley-with-Wheatley Agricultural determination Development Address: Old House Farm Thornley with Wheatley Longridge PR3 2TX	Development Description: Prior notification for the construction of two new agricultural buildings.	Grid Reference 361455 438948
Decision Date: 06/06/2023	Officer: Lucy Walker	Decision Type: PERMISSION NOT REQUIRED	
3/2023/0405	Bolton-by-Bowland, Gisburn Forest and Sawley Observations to Another Local Auth Development Address: Bowland Fell Park Crow Trees Tosside Skipton BD23 4SD	Development Description: Consultation on North Yorkshire Council application number 2023/24893/FUL for change of use of land for the stationing of static holiday caravans and lodges and associated infrastructure and landscaping. Viewable at public.access.cravendc.gov.uk/online-applications/	Grid Reference 377347 457285
Decision Date: 06/06/2023	Officer: Emily Pickup	Decision Type: NO OBJECTIONS	