



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 16 June 2023

3/2022/0453

Aighton, Bailey & Chaigley

Alter or Extend a Listed Building

Decision Date:
15/06/2023

Development Address:

Stonyhurst College Avenue Road
Hurst Green BB7 9PZ

Officer:
Decision Type:

Adrian Dowd
APPROVED WITH CONDITIONS

Grid Reference

369053 439107

Development Description:

Application for listed building consent for the refurbishment of the existing West Wing building at the ground floor level into an improved boarding facility for students with 6 twin en suite bedrooms an expanded and greatly improved social space an evening tv room coffee room with kitchenette a staff office and two bedroom staff flat Additionally a classroom will be refurbished and new WCs provided

3/2022/0500

Chatburn

Applications for full consent

Decision Date:
16/06/2023

Development Address:

Land to the south of Chatburn Old
Road Chatburn

Officer:
Decision Type:

Stephen Kilmartin
REFUSED

Grid Reference

376631 443898

Development Description:

Technical Details Consent for residential development of up to 9 dwellings following Permission in Principle application 3/2018/0582 and appeal APP/T2350/W/19/3223816.

3/2023/0015

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Decision Date:
15/06/2023

Development Address:

Laneside House Settle Road Bolton
by Bowland BD23 4SL

Officer:
Decision Type:

Ben Taylor
APPROVED WITH CONDITIONS

Grid Reference

379236 453660

Development Description:

Proposed new driveway access from Settle Road.

3/2023/0056

Slaidburn & Easington

Applications for full consent

Decision Date:
16/06/2023

Development Address:

Phynis Farm Catlow Road Slaidburn
BB7 3AQ

Officer:
Decision Type:

Ben Taylor
APPROVED WITH CONDITIONS

Grid Reference

371408 454420

Development Description:

Proposed conversion of former farm buildings to form four dwellings including the change of use of land to form private curtilage areas and the remodelling of the central courtyard.

3/2023/0085

Chipping

Variation of Condition

Decision Date:
16/06/2023

Development Address:

Talbot Hotel 5 Talbot Street
Chipping PR3 2QE

Officer:
Decision Type:

Kathryn Hughes
APPROVED WITH CONDITIONS

Grid Reference

362283 443328

Development Description:

Variation of Condition 5, 12, 13, 15, 19, 20 of planning permission 3/2022/0279. To allow the Talbot Pub and Barn to be developed separately by different parties.

3/2023/0086 **Chipping** **Grid Reference**
 Variation of Condition 362283 443328
Development Description:
Development Address: Variation of Conditions 5, 8,9,10,11,12 of Listed Building
 Talbot Hotel 5 Talbot Street Consent 3/2022/0278. To allow the Talbot Pub and Barn to
 Chipping PR3 2QE be developed separately by different parties.

Decision Date:
16/06/2023

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

3/2023/0113 **Simonstone** **Grid Reference**
 Applications for full consent 377712 435634
Development Description:
Development Address: Change of use of woodland to provide additional leisure
 Higher Trapp Hotel Trapp Lane offer involving siting of three hot tubs on raised decking
 Simonstone BB12 7QW together with new footpaths and footbridge.

Decision Date:
14/06/2023

Officer: Kathryn Hughes
Decision Type: REFUSED

3/2023/0172 **Aighton, Bailey & Chaigley** **Grid Reference**
 Discharge of Conditions 367369 438921
Development Description:
Development Address: Approval of details reserved by conditions 2 (materials), 5
 Barn at Greengore Hill Lane Hurst (barn owl box), and 6 (bat box) of planning permission
 Green BB7 9QT 3/2022/0706.

Decision Date:
16/06/2023

Officer: Kathryn Hughes
Decision Type: SPLIT DECISION

3/2023/0177 **Billington and Langho** **Grid Reference**
 Applications for full consent 371132 434770
Development Description:
Development Address: Proposed dining room/lounge extension.
 Mytton Fold Hotel Whalley Road
 Billington BB6 8AB

Decision Date:
14/06/2023

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

3/2023/0179 **Mellor** **Grid Reference**
 Applications for full consent 364107 430517
Development Description:
Development Address: Proposed 2 storey extension to (North) side elevation,
 4 Branch Road Mellor Brook single storey extension to the (South) side elevation and
 Lancashire BB2 7NU first floor extension and conservatory to the (East) rear
 elevation.

Decision Date:
12/06/2023

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2023/0182 **Wilpshire** **Grid Reference**
 Application for tree works 369116 433938
Development Description:
Development Address: Tree Works to the Lime Tree in between the driveways of
 22 The Dales Langho Blackburn 22-24 The Dales. 30% reduction including reshaping and
 BB6 8BW removal of deadwood.

Decision Date:
15/06/2023

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

3/2023/0204	Billington and Langho Variation of Condition Development Address: Nabside Farm Moor Lane Whalley BB7 9JQ	Development Description: Proposed demolition of existing garage, stores, garden room, kitchen/porch and conservatory. Erection of a single storey garage and en-suite guest room to western side of existing house. Erection of single storey to eastern side of existing house. Retention of unauthorised extension to existing rear garden. New entrance gates/posts. External works including landscaping improvements. Alterations to existing rooflights and windows/doors. New Shed and Bin Store (pursuant to variation of condition 2 (plans) on permission reference 3/2016/0340 to allow alterations to footprint and design of the single-storey extension to western side of house).	Grid Reference 372910 435535
Decision Date: 15/06/2023			
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		
3/2023/0222	Clitheroe Applications for full consent Development Address: Former garages Back Brennand Street Clitheroe BB7 2HB	Development Description: Proposed conversion and alterations to existing building to create one dwelling, including limited demolition, extension and re-modelling.	Grid Reference 374284 442104
Decision Date: 16/06/2023			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2023/0236	Aighton, Bailey & Chaigley Non-Material amendment Development Address: Barn at Greengore Hill Lane Hurst Green BB7 9QT	Development Description: Non material amendment to application 3/2022/0706 involving reducing the height of the garage building and alterations to doorway.	Grid Reference 367369 438921
Decision Date: 16/06/2023			
Officer: Decision Type:	Kathryn Hughes REFUSED		
3/2023/0258	Longridge Applications for full consent Development Address: 10 Fair Snape Avenue Longridge PR3 3TL	Development Description: Proposed front porch extension and two-storey side extension (resubmission of approved permission 3/2022/0562).	Grid Reference 360736 437416
Decision Date: 16/06/2023			
Officer: Decision Type:	Will Hopcroft APPROVED WITH CONDITIONS		
3/2023/0296	Clitheroe Applications for full consent Development Address: Unit 15 Deanfield Way Clitheroe BB7 1QU	Development Description: Proposed single storey extension to the western elevation and single storey carport extension to the northern elevation of Unit 15.	Grid Reference 375632 442831
Decision Date: 16/06/2023			
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		
3/2023/0299	Whalley Applications for full consent Development Address: 8 The Oaks Wiswell Lane Whalley BB7 9FU	Development Description: Proposed detached double garage and conversion of existing garage into games room.	Grid Reference 373749 436759
Decision Date: 12/06/2023			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2023/0315	West Bradford Applications for full consent Development Address: Barnsteads Barn Waddington Road West Bradford BB7 4SX	Development Description: Proposed replacement of concrete based artificial stone roof tiles with natural blue slate and replacement of rooflights with velux conservation roof lights.	Grid Reference 374126 444397
Decision Date: 16/06/2023	Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS		
3/2023/0337	Bolton-by-Bowland, Gisburn Forest and Sawley Discharge of Conditions Development Address: Westmoor Farm Holden Lane Bolton by Bowland BB7 4LZ	Development Description: Approval of details reserved by conditions 9 (Written Scheme of Investigation) and 13 (Drainage) of planning permission 3/2022/0840.	Grid Reference 376318 451316
Decision Date: 14/06/2023	Officer: Stephen Kilmartin Decision Type: APPROVED WITH CONDITIONS		
3/2023/0339	Waddington Applications for full consent Development Address: Annex at Cuttock Clough House Mill Lane Waddington BB7 3JJ	Development Description: Proposed change of use of the annex to use as a holiday cottage, minor changes to external fenestration and conversion of garage to a lounge.	Grid Reference 372616 445895
Decision Date: 16/06/2023	Officer: Ben Taylor Decision Type: REFUSED		
3/2023/0342	Slaidburn & Easington Agricultural determination Development Address: Lower Edge Farm Tinklers Lane Slaidburn Lancashire BB7 4TP	Development Description: Prior notification for a proposed agricultural building (length 18.5 metres, height to eaves 4.6 metres, breadth 9.3 metres, height to ridge 6 metres).	Grid Reference 373588 452606
Decision Date: 14/06/2023	Officer: Emily Pickup Decision Type: PERMISSION REQUIRED		
3/2023/0402	Clitheroe Application for tree works in a conser Development Address: 15 Church Street Clitheroe BB7 2DD	Development Description: Tree works application to fell tree (Conifer) in rear garden.	Grid Reference 374409 441994
Decision Date: 15/06/2023	Officer: David Hewitt Decision Type: APPROVED WITH CONDITIONS		
3/2023/0428	Billington and Langho Agricultural determination Development Address: Land Adjacent to Higher Elker House Whalley Road Billington BB7 9HY	Development Description: Prior approval for the removal of a section of hedgerow and installation of a new field access gate.	Grid Reference 371794 435324
Decision Date: 16/06/2023	Officer: Emily Pickup Decision Type: PERMISSION REQUIRED		

3/2023/0431

Observations to Another Local Auth
Development Address:
BAE Samlesbury Aerodrome
Whalley Road Samlesbury BB2 7LB

Development Description:

Observations on South Ribble Borough Council application
07/2023/00415/LDO Extension of permission for temporary
limited capacity foam mixing plant with ancillary works from
9 June 2023 to 31 December 2023.

Grid Reference

362110 431426

Decision Date:
16/06/2023

Officer: Kathryn Hughes
Decision Type: NO OBJECTIONS
