



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 11 August 2023

3/2023/0126 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
Applications for full consent **Development Description:** 377178 457472
Decision Date: **Development Address:** Proposed change of use of part of site to eco-retreat,
11/08/2023 Bent House Longtons Lane Tosside wellness re-wilding centre.
BD23 4SU
Officer: Ben Taylor
Decision Type: REFUSED

3/2023/0193 **Wilpshire** **Grid Reference**
Applications for full consent **Development Description:** 369396 433143
Decision Date: **Development Address:** Proposed new detached dwelling and partial demolition of
10/08/2023 1 Ribblesdale Avenue Wilpshire the existing house within the curtilage of the property.
BB1 9LY
Officer: Will Hopcroft
Decision Type: APPROVED WITH CONDITIONS

3/2023/0291 **Billington and Langho** **Grid Reference**
Applications for full consent **Development Description:** 370362 436014
Decision Date: **Development Address:** Proposed erection of an agricultural storage barn and one
08/08/2023 Land to the south of Old Langho stable block for two horses for private use.
Road Langho BB6 8AW
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2023/0334 **Read** **Grid Reference**
Applications for full consent **Development Description:** 377375 436182
Decision Date: **Development Address:** Proposed demolition of the existing 2 storey conservatories
09/08/2023 White Hill Back Lane Read Burnley and replacement with a 2 storey side extension. Demolition
BB12 7QP of existing garage and construction of a 2 storey
replacement garage with guest suite above, attached to
main house.
Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

3/2023/0353 **Simonstone** **Grid Reference**
Variation of Condition **Development Description:** 377569 435592
Decision Date: **Development Address:** Redevelopment of existing equestrian centre to form horse
11/08/2023 Equestrian Centre Higher Trapp stables and livery, indoor arena and external riding area,
House Trapp Lane Simonstone including the demolition of the existing dilapidated building
BB12 7QW (pursuant to variation of condition 5 on permission
Officer: Kathryn Hughes 3/2015/0283) to allow for commercial enterprise use.
Decision Type: APPROVED WITH CONDITIONS

3/2023/0354 **Clayton-le-Dale** **Grid Reference**
 Applications for full consent 367150 433327
Development Description:
Decision Date: **Development Address:** Proposed roof alterations, lifting ridge by 1m and
 07/08/2023 Fernhill Ribchester Road Clayton le incorporating new dormer windows to front and rear. Single
 Dale BB1 9EG storey rear extension to form utility area.

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2023/0361 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
 Applications for full consent 377631 446532
Development Description:
Decision Date: **Development Address:** Proposed new timber and glazed arch infill to front and rear
 11/08/2023 1 Spread Eagle Barn Sawley Road with minor alterations, rooflights and flue to the front and
 Sawley BB7 4LE new 1.8m high timber fence to the rear.

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2023/0362 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
 Alter or Extend a Listed Building 377631 446532
Development Description:
Decision Date: **Development Address:** Listed Building Consent for proposed new timber and
 11/08/2023 1 Spread Eagle Barn Sawley Road glazed arch infill to front and rear with minor alterations,
 Sawley BB7 4LE rooflights and flue to the front and new 1.8m high timber
 fence to the rear.

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2023/0389 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
 Removal of Condition 379163 453912
Development Description:
Decision Date: **Development Address:** Two-storey extension to side and alterations to provide
 07/08/2023 Burnridge School House Grunsagill additional accommodation (pursuant to removal of condition
 Road Bolton by Bowland 5 (annexe restrictions) on permission 3/2018//0583 to
 BD23 4SL enable use as a holiday let.

Officer: Ben Taylor
Decision Type: REFUSED

3/2023/0425 **BIL** **Grid Reference**
 Applications for full consent 372120 435063
Development Description:
Decision Date: **Development Address:** Proposed change of existing kitchen window to french
 08/08/2023 Colliers Farm Whalley Old Road doors.
 Billington Clitheroe BB7 9LF

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2023/0436 **Mellor** **Grid Reference**
 Certificate of Lawfulness - Proposed 363725 429524
Development Description:
Decision Date: **Development Address:** Certificate of Lawfulness for proposed erection of rear and
 09/08/2023 Woodfold Park Stud Woodfold Park side extensions to the dwellinghouse and construction of
 Mellor BB2 7QA separate building incidental to the enjoyment of the
 dwellinghouse.

Officer: Kathryn Hughes
Decision Type: REFUSED

Planning Applications decided week ending: 11 August 2023

3/2023/0464 **Read** **Grid Reference**
Applications for full consent 376116 434396
Development Description:
Decision Date: **Development Address:** Proposed single-storey extension to rear with balcony to
07/08/2023 107 Whalley Road Read BB12 7RP first floor and alterations to first floor rear windows.

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2023/0467 **Mellor** **Grid Reference**
Certificate of Lawfulness - Proposed 364940 431069
Development Description:
Decision Date: **Development Address:** Certificate of Lawfulness for proposed single-storey
07/08/2023 9 Elswick Gardens Mellor BB2 7JD extension to rear.

Officer: Lucy Walker
Decision Type: PERMISSION NOT REQUIRED

3/2023/0468 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
Removal of Condition 376389 451206
Development Description:
Decision Date: **Development Address:** Formation of new agricultural access together with creation
11/08/2023 Meargill Farm Holden Lane Bolton of agricultural access track to existing and approved
by Bowland BB7 4LZ agricultural buildings. Formation of agricultural hardstanding
to approved agricultural building (pursuant to removal of
Officer: Ben Taylor condition 7 (completion of agricultural building 3/2022/1157)
Decision Type: APPROVED WITH CONDITIONS and variation of condition 8 (tree protection measures) of
planning permission 3/2023/0139.

3/2023/0479 **Worston** **Grid Reference**
Applications for full consent 376779 442760
Development Description:
Decision Date: **Development Address:** Proposed extension to existing summerhouse to create
10/08/2023 Victoria House West Lane Worston additional internal accommodation.
BB7 1QA

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2023/0490 **Clitheroe** **Grid Reference**
Variation of Condition 374851 442584
Development Description:
Decision Date: **Development Address:** Demolition of existing conservatory and garage. Proposed
09/08/2023 10 Somerset Avenue Clitheroe BB7 single storey side and rear extension to create additional
2BE living accommodation (pursuant to variation of condition 2
(approved plans) of planning permission 3/2022/0812 to
Officer: Emily Pickup allow a change from the approved hipped roof to a gable.)
Decision Type: APPROVED WITH CONDITIONS

3/2023/0492 **Clitheroe** **Grid Reference**
Applications for full consent 374433 441928
Development Description:
Decision Date: **Development Address:** Proposed external ramp for disabled access.
09/08/2023 Pavement outside Natwest Bank
York Street Clitheroe BB7 2DN

Officer: Emily Pickup
Decision Type: REFUSED

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3/2023/0493

Pendleton

Applications for full consent

Decision Date:
10/08/2023

Development Address:

Lime House Farm Whalley Road
Pendleton BB7 1PP

Officer:
Decision Type:

Ben Taylor
APPROVED WITH CONDITIONS

Grid Reference

374048 439770

Development Description:

Proposed steel-framed, portal building to accommodate dairy cattle, dairy and construction of a slurry lagoon and landscaping as Phase 2 of a new dairying infrastructure development.

3/2023/0504

Chipping

Application for tree works

Decision Date:
10/08/2023

Development Address:

8 Brooklands Chipping PR3 2QU

Officer:
Decision Type:

Alex Shutt
SPLIT DECISION

Grid Reference

362529 443087

Development Description:

Further felling of horse chestnut after approved work in 3/2019/0780, fell second horse chestnut to approx 1.25m.

3/2023/0511

Chipping

Discharge of Conditions

Decision Date:
11/08/2023

Development Address:

Highfield Garstang Road Chipping
PR3 2QH

Officer:
Decision Type:

Will Hopcroft
APPROVED WITH CONDITIONS

Grid Reference

361921 443107

Development Description:

Approval of details reserved by condition 4 (Traffic Management Plan) from planning permission 3/2023/0248.

3/2023/0534

Whalley

Application for tree works in a conser

Decision Date:
11/08/2023

Development Address:

7 Clitheroe Road Whalley BB7 9AA

Officer:
Decision Type:

Alex Shutt
APPROVED WITH CONDITIONS

Grid Reference

373360 436494

Development Description:

Fell conifer in front garden.

3/2023/0561

Chipping

Agricultural determination

Decision Date:
10/08/2023

Development Address:

Fields Farm Barn Back Lane
Chipping PR3 2QA

Officer:
Decision Type:

Lucy Walker
PERMISSION REQUIRED

Grid Reference

361959 441826

Development Description:

Prior notification for proposed erection to agricultural building for storage.