

# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 1 December 2023

**3/2023/0075**

**Hothersall**

Applications for full consent

**Decision Date:**  
30/11/2023

**Development Address:**

Tan Yard Farm Ribchester Road  
Hothersall PR3 3YA

**Officer:**

Will Hopcroft

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

362555 436532

**Development Description:**

Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage.

**3/2023/0281**

**Wiswell**

Applications for full consent

**Decision Date:**  
01/12/2023

**Development Address:**

Land at Morans Farm Pendleton  
Road Wiswell BB7 9BZ

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

375296 438345

**Development Description:**

Proposed change of use of land for the siting of four holiday lodges with associated parking, access and amenity areas. Revision to scheme approved under 3/2020/0981 and 3/2022/1022 part retrospective.

**3/2023/0390**

**Mellor**

Variation of Condition

**Decision Date:**  
29/11/2023

**Development Address:**

Victoria Terrace Mellor Brow BB2  
7PL

**Officer:**

Will Hopcroft

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

364149 431053

**Development Description:**

Erection of three dwellings with associated highway works (pursuant to variation of condition 2 (approved plans) on planning permission 3/2016/0092.

**3/2023/0410**

**Billington and Langho**

Applications for full consent

**Decision Date:**  
01/12/2023

**Development Address:**

Cunliffe House Farm Longsight  
Road Langho BB6 8AD

**Officer:**

Will Hopcroft

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

369260 434212

**Development Description:**

New single storey detached building to be used as a fire/stove showroom along with parking spaces.

**3/2023/0465**

**Chipping**

Applications for full consent

**Decision Date:**

30/11/2023

**Development Address:**

Black Moss Farm Elmridge Lane  
Chipping PR3 2NY

**Officer:**

Will Hopcroft

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

360123 440456

**Development Description:**

Erection of one new dairy cattle building with underground slurry tanks, associated hard standing and solar panels to south facing roofscape, removal of redundant metal ring slurry store and erection of two concrete slurry tanks with canopies.

**3/2023/0532**

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

Discharge of Conditions

**Decision Date:**

29/11/2023

**Development Address:**

Westmoor Farm Holden Lane  
Bolton by Bowland BB7 4LZ

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

376318 451316

**Development Description:**

Approval of details reserved by conditions 3 (materials), 5 (boundary treatment), 6 (roof lights) and 7 (lighting) of planning permission 3/2022/0840.

**3/2023/0594**

**Slaidburn & Easington**

Discharge of Conditions

**Decision Date:**

30/11/2023

**Development Address:**

Knott Gate Townend Slaidburn BB7 3EP

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

370970 452451

**Development Description:**

Approval of details reserved by conditions 4 (outbuildings), 5 (lime mortar), 6 (dry lining), 10 (doors and windows) from planning permission 3/2022/1179.

**3/2023/0634**

**Clitheroe**

Applications for full consent

**Decision Date:**

29/11/2023

**Development Address:**

Primrose House Primrose Road  
Clitheroe BB7 1DR

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

373684 440649

**Development Description:**

Planning permission for proposed single-storey self-build dwelling with associated car port, parking and manoeuvring space, refuse storage, garden area, hard and soft landscaping, to be accessed via the Old Cotton Mill access following removal of a section of boundary wall.

**3/2023/0635**

**Clitheroe**

Alter or Extend a Listed Building

**Decision Date:**

30/11/2023

**Development Address:**

Primrose House Primrose Road  
Clitheroe BB7 1DR

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

373684 440649

**Development Description:**

Listed Building Consent for removal of a section of boundary wall to the north of Primrose House to facilitate new access to proposed new dwelling (subject to Planning permission 3/2023/0634)

**3/2023/0641**

**Clitheroe**

Applications for full consent

**Decision Date:**

29/11/2023

**Development Address:**

9 West View Clitheroe BB7 1DG

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

373989 441386

**Development Description:**

Proposed rear dormer extension, conversion of existing outbuilding to gym/office, single storey rear infill extension and new roofing and parapet wall.

**3/2023/0660****Rimington and Middop**

Applications for full consent

**Decision Date:**  
01/12/2023**Development Address:**Hawthorn Bungalow Rimington Lane  
Rimington BB7 4DP**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

380204 445543

**Development Description:**

Proposed demolition of existing bungalow and erection of a two-storey dwelling with garage and granny annexe. Alterations to existing access and associated external works.

**3/2023/0666****Thornley-with-Wheatley**

Applications for full consent

**Decision Date:**  
01/12/2023**Development Address:**Land south of Rock Brow Thornley  
PR3 2TN**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

364318 442433

**Development Description:**

Proposed stable for private use.

**3/2023/0712****Longridge**

Certificate of Lawfulness - Proposed

**Decision Date:**  
01/12/2023**Development Address:**20 Preston Road Longridge PR3  
3AN**Officer:**

Will Hopcroft

**Decision Type:**

REFUSED

**Grid Reference**

360042 436850

**Development Description:**

Lawful Development Certificate for proposed use as a home for up to two young people (no older than 18) with care provided 24 hours per day by up to two non-resident carers and one manager working in shifts (use class C2 residential institutions).

**3/2023/0719****Longridge**

Applications for full consent

**Decision Date:**  
01/12/2023**Development Address:**11 Risedale Drive Longridge PR3  
3SA**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

360747 437055

**Development Description:**

Proposed demolition of existing garage and conservatory and erection of new side and rear extensions along with loft conversion to include dormer to rear elevation. Resubmission of 3/2022/0192.

**3/2023/0732****Ribchester**

Applications for full consent

**Decision Date:**  
29/11/2023**Development Address:**7 Ribblesdale Road Ribchester PR3  
3YL**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

365073 435442

**Development Description:**

Proposed single-storey rear extension following demolition of existing conservatory.

**3/2023/0744****Mellor**

Advertisements

**Decision Date:**  
30/11/2023**Development Address:**Stanley House Preston New Road  
Mellor BB2 7NP**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

364569 429928

**Development Description:**

Advertisement consent for new illuminated sign at hotel entrance.

**3/2023/0750**

**Worston**

Applications for full consent

**Decision Date:**  
29/11/2023

**Development Address:**

Abbey House West Lane Worston  
Clitheroe BB7 1QA

**Development Description:**

Creation of new french doors to rear elevation and conversion of garage to home office incorporating bi-fold doors.

**Grid Reference**

376836 442798

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0757**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Decision Date:**  
01/12/2023

**Development Address:**

6 Jumbles View Hurst Green BB7  
9ZH

**Development Description:**

Proposed 50mm extension to the outer leaf of the garage wall to form an cavity.

**Grid Reference**

368763 438065

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0762**

**Salesbury**

Certificate of Lawfulness - Existing

**Decision Date:**  
01/12/2023

**Development Address:**

Ashes Farm Cottage Salesbury BB1  
9EQ

**Development Description:**

Certificate of Lawfulness to confirm commencement of development in accordance with planning permission 3/2011/0628.

**Grid Reference**

368001 433268

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED NO CONDITIONS

**3/2023/0776**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Decision Date:**  
29/11/2023

**Development Address:**

Higher Hud Lee Farm Longridge  
Road Hurst Green BB7 9QP

**Development Description:**

Proposed change of use and conversion of barn from agricultural use to residential annex and demolition of barn.

**Grid Reference**

366796 438619

**Officer:**

Will Hopcroft

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0778**

**Clitheroe**

Applications for full consent

**Decision Date:**  
01/12/2023

**Development Address:**

Melrose 2 Goosebutts Lane  
Clitheroe BB7 1JT

**Development Description:**

Proposed change of use from residential to holiday let.  
Resubmission of application 3/2023/0303.

**Grid Reference**

374963 441402

**Officer:**

Ben Taylor

**Decision Type:**

REFUSED

**3/2023/0784**

**Longridge**

Variation of Condition

**Decision Date:**  
30/11/2023

**Development Address:**

53 to 57 Berry Lane Longridge PR3  
3NH

**Development Description:**

Change of use of Unit 2 from retail unit (Class E) to a Hot Food Takeaway (Sui Generis) with installation of extraction equipment. Shop front alterations to units 1 and 2 (pursuant to variation of condition 5 of 3/2023/0055 (delivery times) to allow deliveries between 7am and 11pm from Berry Lane)

**Grid Reference**

360265 437507

**Officer:**

Will Hopcroft

**Decision Type:**

REFUSED

**3/2023/0787****Rimington and Middop**

Applications for full consent

**Decision Date:**  
29/11/2023**Development Address:**Bridge End Cottage Rimington Lane  
Rimington BB7 4EA**Development Description:**

Proposed two-storey, triple garage with home office on first floor.

**Grid Reference**

381084 446274

**Officer:**

Emily Pickup

**Decision Type:**

REFUSED

**3/2023/0792****Bashall Eaves and Mitton**

Discharge of Conditions

**Decision Date:**  
30/11/2023**Development Address:**Robin Hill Rabbit Lane Talbot Bridge  
Bashall Eaves BB7 3NA**Development Description:**

Approval of details reserved by condition 4 (tree protection) from planning permission 3/2022/0027.

**Grid Reference**

369914 443789

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0819****Barrow**

Applications for full consent

**Decision Date:**  
01/12/2023**Development Address:**McDonalds Restaurant Ltd Ribble  
Valley Enterprise Park Holm Road  
Barrow BB7 9WF**Development Description:**

Proposed installation of two rapid electric charging stations in the car park. Three existing car parking spaces will become EV charging bays, along with associated equipment.

**Grid Reference**

374147 438265

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0862****Whalley**

Discharge of Conditions

**Decision Date:**  
29/11/2023**Development Address:**De Lacy Arms 61 King Street  
Whalley BB7 9SP**Development Description:**

Approval of details reserved by condition 3 (elevations and sections of timber windows) of planning permission 3/2023/0668.

**Grid Reference**

373317 436196

**Officer:**

Will Hopcroft

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0898****Aighton, Bailey & Chaigley**

Certificate of Lawfulness - Proposed

**Decision Date:**  
29/11/2023**Development Address:**Land at Rakefoot Farm Thornley  
Road Chaigley Clitheroe BB7 3LY**Development Description:**

Certificate of Lawfulness to establish that works carried out to create an access road constitute a start on planning permission 3/2020/1008.

**Grid Reference**

366215 441603

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED NO CONDITIONS

**3/2023/0909**

Observations to Another Local Auth

**Decision Date:**  
30/11/2023**Development Address:**Land adjacent to 605 Whalley New  
Road Blackburn BB1 9BA**Development Description:**

Consultation on Blackburn with Darwen application 10/23/0950 Variation of condition 2 (approved drawings) pursuant to reserved matters planning application 10/17/0588 Proposed Retail Development to allow for an increase in height of building to provide for new mezzanine floorspace.

**Grid Reference**

368441 431044

**Officer:**

Kathryn Hughes

**Decision Type:**

NO OBJECTIONS