



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 22 December 2023

**3/2022/1086**

**Osbaldeston**

Alter or Extend a Listed Building

**Decision Date:**  
20/12/2023

**Development Address:**

Oxendale Hall Osbaldeston Lane  
Osbaldeston BB2 7LZ

**Development Description:**

Listed Building Consent for the provision of 8 new rooflights and 1 resized window.

**Grid Reference**

365104 433429

**Officer:**

Lyndsey Hayes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2022/1087**

**Osbaldeston**

Alter or Extend a Listed Building

**Decision Date:**  
20/12/2023

**Development Address:**

Oxendale Hall Osbaldeston Lane  
Osbaldeston BB2 7LZ

**Development Description:**

Listed Building Consent for the installation of 1 window in the northern elevation of kitchen.

**Grid Reference**

365104 433429

**Officer:**

Lyndsey Hayes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2022/1089**

**Osbaldeston**

Non-Material amendment

**Decision Date:**  
20/12/2023

**Development Address:**

Oxendale Hall Osbaldeston Lane  
Osbaldeston BB2 7LZ

**Development Description:**

Non-material amendment application to amend planning permission 3/2020/0057 granted on appeal for the provision of 8 new rooflights and 1 resized window.

**Grid Reference**

365104 433429

**Officer:**

Lyndsey Hayes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2022/1090**

**Aughton, Bailey & Chaigley**

Non-Material amendment

**Decision Date:**  
20/12/2023

**Development Address:**

Oxendale Hall Osbaldeston Lane  
Osbaldeston BB2 7LZ

**Development Description:**

Non-material amendment application to amend planning permission 3/2020/0057 granted on appeal to allow a further window to be inserted in dwelling's kitchen.

**Grid Reference**

364261 434449

**Officer:**

Lyndsey Hayes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0100**

**Longridge**

Applications for full consent

**Decision Date:**  
22/12/2023

**Development Address:**

Land west of Preston Road  
Longridge PR3 3BE

**Development Description:**

Residential development of 91 units (plots 150-222 and 251-268) together with access roads, 200sqm community hall and associated parking, landscaping, footpaths, public open space and children's play area (amendment to previously approved reserved matters scheme 3/2021/0470 involving re-plan of site and net gain of 12 residential units).

**Grid Reference**

359825 435977

**Officer:**

Will Hopcroft

**Decision Type:**

APPROVED SUBJECT TO LEGAL AGREEMENT

<b>3/2023/0188</b>	<b>Clitheroe</b> Applications for full consent <b>Development Address:</b> Royal Oak Inn Waterloo Road Clitheroe BB7 1NS	<b>Development Description:</b> Proposed two storey side extension, single storey extension to side rear. Alterations to existing fenestration and change of use from Sui Generis (Drinking Establishment) to Class E (Commercial, Business and Service).	<b>Grid Reference</b> 374688 442121
<b>Decision Date:</b> 21/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		
<b>3/2023/0322</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> land rear of 17 to 23 King Street Whalley BB7 9SP	<b>Development Description:</b> Demolition of existing workshops to the rear of 17 to 23 King Street and erection of two new semi detached two-storey dwellings.	<b>Grid Reference</b> 373322 436043
<b>Decision Date:</b> 20/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Will Hopcroft REFUSED		
<b>3/2023/0499</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> Listed Building consent for internal alterations on ground floor including removal of stud walls and construction of new stud walls, changes to internal openings and creation of archway in the internal brick walls, removal of suspended ceiling together with its repair or replacement. External works including installation of lighting, stone cleaning and new extraction vent and fire escape in the rear elevation.	<b>Grid Reference</b> 374346 441878
<b>Decision Date:</b> 21/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Kathryn Hughes APPROVED WITH CONDITIONS		
<b>3/2023/0549</b>	<b>Thornley-with-Wheatley</b> Applications for full consent <b>Development Address:</b> Thornley Hall Farm Up Bedlam Road Thornley PR3 2TN	<b>Development Description:</b> Proposed erection of a two-storey detached farm workers dwelling with attached garage and the creation of a garden area and balancing pond.	<b>Grid Reference</b> 363549 441223
<b>Decision Date:</b> 18/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Kathryn Hughes APPROVED WITH CONDITIONS		
<b>3/2023/0644</b>	<b>Slaidburn &amp; Easington</b> Applications for full consent <b>Development Address:</b> Bridge End Farm Wood House Lane Slaidburn BB7 3AH	<b>Development Description:</b> Proposed erection of an agricultural building.	<b>Grid Reference</b> 370396 453663
<b>Decision Date:</b> 20/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		
<b>3/2023/0655</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b> Applications for full consent <b>Development Address:</b> Bier Bridge Bungalow Bolton by Bowland Road Bolton by Bowland BB7 4NL	<b>Development Description:</b> Removal of existing decking and replacement with new decking at side and rear and new pergola at rear.	<b>Grid Reference</b> 377919 449376
<b>Decision Date:</b> 19/12/2023			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		

<b>3/2023/0718</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b>	<b>Grid Reference</b>
	Applications for full consent	377392 452830
<b>Decision Date:</b> 18/12/2023	<b>Development Address:</b> Barn adjacent to Big Holme Farm Anna Lane Bolton by Bowland BB7 4NZ	<b>Development Description:</b> Proposed conversion of barn into dwelling, demolition of outbuildings and construction of a detached garage. Resubmission of 3/2023/0396.
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS	

<b>3/2023/0748</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b>	<b>Grid Reference</b>
	Discharge of Conditions	377176 447179
<b>Decision Date:</b> 19/12/2023	<b>Development Address:</b> Lawson House Farm Bolton by Bowland Road Bolton by Bowland BB7 4NJ	<b>Development Description:</b> Approval of details reserved by conditions 5 (Materials), 6 (Fenestration), 10 (Fences, walls, gates), 12 (Landscaping), 24 (Birds/Bats) of planning permission 3/2023/0751.
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS	

<b>3/2023/0758</b>	<b>Salesbury</b>	<b>Grid Reference</b>
	Applications for full consent	367641 433865
<b>Decision Date:</b> 20/12/2023	<b>Development Address:</b> Bluebell Cottage 3 Manor Row Manor Road Copster Green BB1 9EJ	<b>Development Description:</b> Regularisation of single-storey rear extension with roof terrace area above.
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS	

<b>3/2023/0769</b>	<b>Mellor</b>	<b>Grid Reference</b>
	Application for tree works	367147 430552
<b>Decision Date:</b> 20/12/2023	<b>Development Address:</b> 30a Barker Lane Mellor BB2 7ED	<b>Development Description:</b> Tree Works - Side prune oak tree in rear garden.
<b>Officer:</b> <b>Decision Type:</b>	David Hewitt APPROVED WITH CONDITIONS	

<b>3/2023/0771</b>	<b>Whalley</b>	<b>Grid Reference</b>
	Applications for full consent	373253 436087
<b>Decision Date:</b> 18/12/2023	<b>Development Address:</b> First Floor Unit 6A Abbey Works Back King Street Whalley Lancashire BB7 9SP	<b>Development Description:</b> Change of use from booking office to taxi office at first floor level. Access to first floor reception/sitting area via entrance hall and staircase on ground floor.
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup REFUSED	

<b>3/2023/0779</b>	<b>Newton</b>	<b>Grid Reference</b>
	Applications for full consent	369575 450384
<b>Decision Date:</b> 20/12/2023	<b>Development Address:</b> The Old Quaker House Newton Road Newton BB7 3DZ	<b>Development Description:</b> Proposed single-storey porch extension to front elevation. Resubmission of 3/2023/0347.
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS	

**3/2023/0795**

**Balderstone**

Applications for full consent

**Decision Date:**  
20/12/2023

**Development Address:**

Westmeath Jacksons Bank Road  
Balderstone BB2 7LH

**Development Description:**

Proposed two storey and single-storey extensions to rear. Porch to front. New roof over garage/gym. New patio door to rear.

**Grid Reference**

361689 432469

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0804**

**Thornley-with-Wheatley**

Applications for full consent

**Decision Date:**  
19/12/2023

**Development Address:**

Lyme House Farm Thornley with  
Wheatley PR3 2TE

**Development Description:**

Proposed roof to cover part-existing fodder store.

**Grid Reference**

362352 440676

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0816**

**Bowland Forest (Higher)**

Variation of Condition

**Decision Date:**  
19/12/2023

**Development Address:**

The Old Garage Site Newton Road  
Dunsop Bridge BB7 3BB

**Development Description:**

Redevelopment of the old garage site to provide new building that includes a cafe, community shop, retail unit, post office, community spaces together with a separate store/plant room (pursuant to variation of condition 2 (plans) on permission 3/2022/0082)

**Grid Reference**

366038 450100

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0842**

**Clitheroe**

Applications for full consent

**Decision Date:**  
21/12/2023

**Development Address:**

8 10 8A and former Edward Davies  
and Sons Ltd Shawbridge Street  
Clitheroe BB7 1LY

**Development Description:**

Planning permission for reconfiguration of existing accommodation to create two dwellings including removal of store buildings and external WC, internal alterations and changes to fenestration.

**Grid Reference**

374578 441788

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0843**

**Clitheroe**

Alter or Extend a Listed Building

**Decision Date:**  
21/12/2023

**Development Address:**

8 10 8A and former Edward Davies  
and Sons Ltd Shawbridge Street  
Clitheroe BB7 1LY

**Development Description:**

Listed Building Consent for reconfiguration of existing accommodation to create two dwellings including removal of store buildings and external WC, internal alterations and changes to fenestration.

**Grid Reference**

374578 441788

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2023/0846**

**West Bradford**

Applications for full consent

**Decision Date:**  
20/12/2023

**Development Address:**

Sheilings Clitheroe Road West  
Bradford BB7 4SH

**Development Description:**

Proposed single-storey side extension and installation of solar panels. Resubmission of application 3/2023/0155.

**Grid Reference**

374510 444287

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

<b>3/2023/0848</b>	<b>Grindleton</b> Advertisements <b>Development Address:</b> Land between Greendale Mill and Duck House Farm Buck Street Grindleton BB7 4QR <b>Officer:</b> Emily Pickup <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Advertisement consent for proposed installation of a lectern-style notice board.	<b>Grid Reference</b> 375766 445431
<b>Decision Date:</b> 19/12/2023			
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<b>3/2023/0872</b>	<b>Ribchester</b> Discharge of Conditions <b>Development Address:</b> Stonelands Farm Ribchester Road Hothersall PR3 3XA <b>Officer:</b> Lucy Walker <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Approval of details reserved by condition 3 (archaeological watching brief) of agricultural prior determination 3/2023/0510.	<b>Grid Reference</b> 362298 437176
<b>Decision Date:</b> 18/12/2023			
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<b>3/2023/0874</b>	<b>Osbaldeston</b> Applications for full consent <b>Development Address:</b> Green Barn Osbaldeston Lane Osbaldeston BB2 7LY <b>Officer:</b> Lucy Walker <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Proposed single-storey extension to rear and alterations to fenestration to convert garage into living accommodation.	<b>Grid Reference</b> 364801 432706
<b>Decision Date:</b> 21/12/2023			
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<b>3/2023/0890</b>	<b>Newton</b> Applications for full consent <b>Development Address:</b> Oxenhurst Cottage Back Lane Slaidburn BB7 3EE <b>Officer:</b> Ben Taylor <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Proposed single-storey extension to rear. Resubmission of 3/2023/0259.	<b>Grid Reference</b> 367458 451878
<b>Decision Date:</b> 19/12/2023			
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<b>3/2023/0891</b>	<b>Newton</b> Alter or Extend a Listed Building <b>Development Address:</b> Oxenhurst Cottage Back Lane Slaidburn BB7 3EE <b>Officer:</b> Ben Taylor <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Listed Building Consent for a single-storey extension to rear. Resubmission of 3/2023/0250.	<b>Grid Reference</b> 367458 451878
<b>Decision Date:</b> 19/12/2023			
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<b>3/2023/0899</b>	<b>Wilpshire</b> Application for tree works <b>Development Address:</b> 57 The Rydings Langho BB5 8BQ <b>Officer:</b> David Hewitt <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Reduce the large lime tree T9.	<b>Grid Reference</b> 369205 433943
<b>Decision Date:</b> 20/12/2023			

<b>3/2023/0908</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
	Applications for full consent	374459 442122
<b>Decision Date:</b> 19/12/2023	<b>Development Address:</b> Dawson House 3 Church Brow Clitheroe BB7 2AA	<b>Development Description:</b> Demolition of existing single-storey extension and construction of replacement single-storey extension to rear together with external stairs.
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS	

<b>3/2023/0925</b>	<b>Sabden</b>	<b>Grid Reference</b>
	Application for tree works in a conser	377578 437345
<b>Decision Date:</b> 20/12/2023	<b>Development Address:</b> 105 Whalley Road Sabden BB7 9EA	<b>Development Description:</b> Prune horse chestnut. Reduce overhanging limb by 4m.
<b>Officer:</b> <b>Decision Type:</b>	David Hewitt APPROVED WITH CONDITIONS	

<b>3/2023/0928</b>	<b>Billington and Langho</b>	<b>Grid Reference</b>
	Variation of Condition	370471 434197
<b>Decision Date:</b> 19/12/2023	<b>Development Address:</b> 9 Birtwistle Terrace Whalley Road Langho BB6 8BT	<b>Development Description:</b> Proposed change of use and conversion of domestic dwelling into hairdressing salon (pursuant to variation of condition 5 (extend opening hours) on planning permission 3/2022/0873)
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor REFUSED	

<b>3/2023/0945</b>	<b>Aighton, Bailey &amp; Chaigley</b>	<b>Grid Reference</b>
	Non-Material amendment	368600 437994
<b>Decision Date:</b> 18/12/2023	<b>Development Address:</b> 15 Warren Fold Hurst Green BB7 9QS	<b>Development Description:</b> Non-material amendment to application 3/2023/0613 to allow the addition of solar panels on the south-facing double-storey section of the house.
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS	

<b>3/2023/0947</b>	<b>Wiswell</b>	<b>Grid Reference</b>
	Application in principle	375224 438207
<b>Decision Date:</b> 21/12/2023	<b>Development Address:</b> Brentwood Pendleton Road Wiswell BB7 9BZ	<b>Development Description:</b> Permission in principle application for one new dwelling.
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor REFUSED	

<b>3/2023/0991</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b>	<b>Grid Reference</b>
	Agricultural determination	379605 450469
<b>Decision Date:</b> 21/12/2023	<b>Development Address:</b> Spring Head Farm Hellifield Road Bolton by Bowland BB7 4LU	<b>Development Description:</b> Prior notification for roofing over existing midden.
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup PERMISSION NOT REQUIRED	