



# RIBBLE VALLEY BOROUGH COUNCIL

## Planning Applications decided week ending: 26 April 2024

**3/2022/1046**

**Clitheroe**

Alter or Extend a Listed Building

**Decision Date:**  
23/04/2024

**Development Address:**

The White Lion 11 Market Place  
Clitheroe BB7 2BZ

**Officer:**  
**Decision Type:**

Stephen Kilmartin  
APPROVED WITH CONDITIONS

**Grid Reference**

374385 441927

**Development Description:**

Retention of unauthorised emergency repair works to the detached store building and 1 letting bedroom at first floor level.

**3/2023/0584**

**Longridge**

Variation of Condition

**Decision Date:**  
26/04/2024

**Development Address:**

74 Higher Road Longridge PR3 3SY  
and land to the rear.

**Officer:**  
**Decision Type:**

Will Hopcroft  
APPROVED WITH CONDITIONS

**Grid Reference**

361005 437575

**Development Description:**

Application for outline consent for demolition of 74 Higher Road and construction of up to 123 houses on land to the rear, including access (pursuant to variation of condition 12 (pedestrian and vehicular access) from planning permission 3/2016/1082 granted on appeal).

**3/2023/0741**

**Simonstone**

Discharge of Conditions

**Decision Date:**  
24/04/2024

**Development Address:**

Fort Vale Engineering Ltd Calder  
Vale Park Simonstone Lane  
Simonstone BB12 7ND

**Officer:**  
**Decision Type:**

Kathryn Hughes  
APPROVED WITH CONDITIONS

**Grid Reference**

377450 433358

**Development Description:**

Approval of details reserved by conditions 4 (construction management plan), 11 (construction SW management plan), 15 (land contamination) and 16 (land contamination) of planning permission 3/2023/0084.

**3/2023/0892**

**Slaidburn & Easington**

Discharge of Conditions

**Decision Date:**  
24/04/2024

**Development Address:**

Phynis Farm Catlow Road Slaidburn  
BB7 3AQ

**Officer:**  
**Decision Type:**

Ben Taylor  
APPROVED WITH CONDITIONS

**Grid Reference**

371408 454420

**Development Description:**

Approval of details reserved by condition 15 (scheme for the construction of off-site highway works) of planning permission 3/2023/0056.

**3/2023/1033**

**Pendleton**

Applications for full consent

**Decision Date:**  
25/04/2024

**Development Address:**

White Lodge Main Street Pendleton  
BB7 1PT

**Officer:**  
**Decision Type:**

Emily Pickup  
APPROVED WITH CONDITIONS

**Grid Reference**

375989 439718

**Development Description:**

Proposed garden room.

Planning Applications decided week ending: 26 April 2024

**3/2024/0078**      **Clayton-le-Dale**  
 Applications for full consent  
**Development Address:**  
 Meliden Ribchester Road Clayton le Dale BB1 9EE

**Decision Date:**  
 25/04/2024

**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed conversion of loft space and creation of dormer to rear and rooflights to front.

**Grid Reference**  
 367317 433265

**3/2024/0088**      **Simonstone**  
 Prior notification for the installation a  
**Development Address:**  
 Time Technology Park Blackburn Road Simonstone BB12 7TY

**Decision Date:**  
 23/04/2024

**Officer:** Emily Pickup  
**Decision Type:** PERMISSION NOT REQUIRED

**Development Description:**  
 Prior approval for the installation of a solar PV system of 973.44kw on the two largest buildings within the site.

**Grid Reference**  
 377662 433448

**3/2024/0104**      **Sabden**  
 Application for tree works in a conser  
**Development Address:**  
 Whins Lodge The Whins Sabden BB7 9HP

**Decision Date:**  
 23/04/2024

**Officer:** David Hewitt  
**Decision Type:** APPROVED NO CONDITIONS

**Development Description:**  
 Fell Horse Chestnut Tree.

**Grid Reference**  
 377309 437309

**3/2024/0117**      **Pendleton**  
 Applications for full consent  
**Development Address:**  
 The Vicarage Main Street Pendleton BB7 1PT

**Decision Date:**  
 24/04/2024

**Officer:** Emily Pickup  
**Decision Type:** REFUSED

**Development Description:**  
 Proposed single-storey garden room to front.

**Grid Reference**  
 375928 439645

**3/2024/0128**      **Billington and Langho**  
 PRIOR APPROVAL AGRIC TO FLE  
**Development Address:**  
 Cunliffe House Farm Longsight Road Langho BB6 8AD

**Decision Date:**  
 26/04/2024

**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Prior notification for change of use of agricultural building to a use within Class B8 (Storage and Distribution) under class R for the storage of ATV vehicles in connection with a wider dealership.

**Grid Reference**  
 369260 434212

**3/2024/0160**      **Rimington and Middop**  
 Variation of Condition  
**Development Address:**  
 Higher Newfield Edge Burnley Road Gisburn BB7 4JN

**Decision Date:**  
 24/04/2024

**Officer:** Ben Taylor  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Demolition of existing three-storey dwelling Higher Newfield Edge, detached triple garage and all existing outbuildings. Construction of a part subterranean replacement dwelling with attached garage. The existing attached Pentangle Barn will become detached from the new dwelling. Creation of new access to Pentangle Barn and the new dwelling, with redesigned landscaping, parking and gardens for both properties (pursuant to variation of condition 2 (approved plans) of planning permission 3/2021/1212.)

**Grid Reference**  
 384751 445288

Planning Applications decided week ending: 26 April 2024

**3/2024/0164**      **Clitheroe**  
 Applications for full consent  
**Development Address:**  
 11 Primrose Road Clitheroe BB7  
 1EA

**Decision Date:**  
 24/04/2024

**Officer:** Ben Taylor  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed single-storey garden room to the rear of the property with associated landscaping works. Resubmission of 3/2023/0489.

**Grid Reference**  
 373933    440686

**3/2024/0167**      **Wiswell**  
 Applications for full consent  
**Development Address:**  
 Park Farm Whalley Road Barrow  
 BB7 9BD

**Decision Date:**  
 24/04/2024

**Officer:** Emily Pickup  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed erection of agricultural building.

**Grid Reference**  
 374476    438773

**3/2024/0172**      **Longridge**  
 Applications for full consent  
**Development Address:**  
 Booths Berry Lane Longridge PR3  
 3NH

**Decision Date:**  
 25/04/2024

**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed installation of two rapid electric vehicle charging stations and ancillary equipment to create four EV charging bays.

**Grid Reference**  
 360294    437575

**3/2024/0175**      **Chatburn**  
 Certificate of Lawfulness - Proposed  
**Development Address:**  
 3 Rydal Place Clitheroe Road  
 Chatburn BB7 4JY

**Decision Date:**  
 23/04/2024

**Officer:** Emily Pickup  
**Decision Type:** PERMISSION NOT REQUIRED

**Development Description:**  
 Certificate of lawfulness for proposed single-storey extension to rear.

**Grid Reference**  
 376114    443278

**3/2024/0210**      **Clitheroe**  
 Variation of Condition  
**Development Address:**  
 40 Castle Street Clitheroe BB7 2BX

**Decision Date:**  
 23/04/2024

**Officer:** Stephen Kilmartin  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Change of use from shop (A1 retail) to mixed use shop and cafe (A1 retail and A3 cafe) (pursuant to variation of condition 4 (opening hours) to 8am to 10pm Mon to Sat and 10am-9pm on Sundays).

**Grid Reference**  
 374373    441865

**3/2024/0226**      **Dutton**  
 Discharge of Conditions  
**Development Address:**  
 Moor Cock Farm Clitheroe Road  
 Ribchester PR3 2YT

**Decision Date:**  
 23/04/2024

**Officer:** Stephen Kilmartin  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Approval of details reserved by conditions 9 (protected species mitigation licence) and 10 (landscaping plan) of planning permission 3/2023/0619.

**Grid Reference**  
 365273    437872

Planning Applications decided week ending: 26 April 2024

**3/2024/0263**

**Gisburn**

Application for tree works in a conser  
**Development Address:**  
The Dower House Park Road  
Gisburn BB7 4HT

**Development Description:**

Fell T1 Eucalyptus.

**Grid Reference**

382745 448859

**Decision Date:**  
23/04/2024

**Officer:**

David Hewitt

**Decision Type:**

APPROVED NO CONDITIONS

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**3/2024/0276**

**Chatburn**

Certificate of Lawfulness - Proposed  
**Development Address:**  
Land south west of Ribblesdale Hall  
Sawley Road Chatburn BB7 4LD

**Development Description:**

Certificate of Lawfulness to establish that works carried out to create an access road constitute a start on Planning permission 3/2021/0268

**Grid Reference**

377062 444696

**Decision Date:**  
23/04/2024

**Officer:**

Stephen Kilmartin

**Decision Type:**

REFUSED

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**3/2024/0299**

**Whalley**

Discharge of Conditions  
**Development Address:**  
Old Grammar School Community  
Centre Station Road Whalley BB7  
9RH

**Development Description:**

Approval of details reserved by conditions 3 (materials), 4 (rainwater goods/guttering), 5 (window and door details) and 6 (sections for roof light) of Listed Building Consent 3/2024/0162.

**Grid Reference**

373324 436429

**Decision Date:**  
24/04/2024

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

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