



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 25 April 2025

3/2024/0146	Clitheroe Applications for full consent Development Address: 12 Central Avenue Clitheroe BB7 2PZ	Development Description: Proposed two-storey extension to side.	Grid Reference 373547 441129
Decision Date: 25/04/2025			
Officer: Decision Type:	Stephen Kilmartin REFUSED		
3/2024/0257	Billington and Langho Discharge of Conditions Development Address: Land at Neddy Lane Billington BB7 9LL	Development Description: Approval of details reserved by condition 14 (verification report and operation and maintenance plan for SW drainage) from planning permission 3/2021/0205.	Grid Reference 372477 435842
Decision Date: 25/04/2025			
Officer: Decision Type:	Kathryn Hughes REFUSED		
3/2024/0445	Whalley Alter or Extend a Listed Building Development Address: Park Head Farm 5 Park Head Whalley BB7 9FB	Development Description: Proposed replacement of two timber double-glazed windows and French doors with new timber windows and doors.	Grid Reference 374639 434850
Decision Date: 24/04/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2024/0738	Ribchester Removal of Condition Development Address: Thorncroft Green Moor Lane Ribchester PR3 2YR	Development Description: Removal of conditions 3 and 4 of planning permission 3/1984/0039 to remove the agricultural occupancy conditions on the bungalow. Resubmission of 3/2023/0205 and 3/2023/1036.	Grid Reference 363953 437346
Decision Date: 25/04/2025			
Officer: Decision Type:	Stephen Kilmartin REFUSED		
3/2024/0858	Longridge Applications for full consent Development Address: Backcastle Works Pendle Court Little Lane Longridge PR3 3WY	Development Description: Application for retrospective planning permission for external alterations to and change of use of Backcastle Works from storage (B8) to exercise/yoga studio; rehabilitation studio; bicycle repair workshop and storage.	Grid Reference 360338 437004
Decision Date: 22/04/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		

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3/2024/0942	Chipping Applications for full consent	Development Description: Proposed conversion of two stone barns to create three holiday cottages with associated curtilages. Erection of fencing and pedestrian gate.	Grid Reference 360123 440456
Decision Date: 25/04/2025	Development Address: Black Moss Farm Elmridge Lane Chipping PR3 2NY		
Officer: Decision Type:	Maya Cullen REFUSED		

3/2024/0995	Chatburn Discharge of Conditions	Development Description: Approval of details reserved by the Statutory Biodiversity Condition and Condition 5 (Biodiversity Gain Plan) and Condition 6 (Habitat Management and Monitoring Plan) of planning permission 3/2024/0418.	Grid Reference 377085 444623
Decision Date: 23/04/2025	Development Address: Newlands Nursery Sawley Road Chatburn BB7 4LD		
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		

3/2024/1016	Whalley Applications for full consent	Development Description: Regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; re-instate rear boundary wall to 1.351m high maximum; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points.	Grid Reference 373263 436244
Decision Date: 22/04/2025	Development Address: 1 to 7 The Picture House George Street Whalley BB7 9TH		
Officer: Decision Type:	Kathryn Hughes REFUSED		

3/2024/1035	Ribchester Applications for full consent	Development Description: Regularisation of change to balcony design approved in planning permission 3/2021/1245.	Grid Reference 364405 439028
Decision Date: 25/04/2025	Development Address: 4 New Drop View Stoneygate Lane Ribchester PR3 2XE		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		

3/2025/0027	Billington and Langho Applications for full consent	Development Description: Proposed construction of a steel portal-framed agricultural building for livestock.	Grid Reference 372120 435063
Decision Date: 25/04/2025	Development Address: Colliers Farm Whalley Old Road Billington BB7 9LF		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2025/0093	Bolton-by-Bowland, Gisburn Forest and Sawley Applications for full consent	Development Description: Alterations to existing building with nil use to form a 2 bedroom dwelling with car parking, garden curtilage and hard and soft landscaping.	Grid Reference 376433 455981
Decision Date: 22/04/2025	Development Address: 1 2 3 Skirden Lodge Wigglesworth Road Slaidburn BD23 4SX		
Officer: Decision Type:	Ben Taylor REFUSED		

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3/2025/0106	Applications for full consent	Development Description:	Grid Reference 377369 434569
Decision Date: 25/04/2025	Development Address: 19 Scott Avenue Simonstone BB12 7HY	Proposed demolition of existing garage, storerooms and rear porch. Erection of a single-storey extension to side to provide a new single garage and en-suite bedroom. Remodelling of front elevation with side extension to replace existing flat roof and pergola with dual-pitched tiled roof and chimney. Erection of raised deck to rear with steps down to the garden.	
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0107	Ribchester Applications for full consent	Development Description:	Grid Reference 364726 435655
Decision Date: 23/04/2025	Development Address: Boadicea Park Preston Road Ribchester PR3 3XL	Retention of two holiday lodges and office building with associated parking, infrastructure and alterations.	
Officer: Decision Type:	Maya Cullen REFUSED		
3/2025/0153	Ribchester Applications for full consent	Development Description:	Grid Reference 364579 437652
Decision Date: 25/04/2025	Development Address: Land rear of 8-9 Stoneygate Lane Ribchester PR3 2ZS	Demolition of existing stables and erection of stables and manege including tree planting to comply with BNG	
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0159	Longridge Applications for full consent	Development Description:	Grid Reference 361034 437028
Decision Date: 23/04/2025	Development Address: Alston Lodge Lower Lane Longridge PR3 2YH	Proposed change of use of residential care home (use class C2) to a children's home (use class C2). Erection of covered cycle storage.	
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0166	Balderstone Variation of Condition	Development Description:	Grid Reference 363533 432453
Decision Date: 24/04/2025	Development Address: Smalley Fold Barn Smalley Fold Farm (now Carr Meadow Barn) Commons Lane Balderstone BB2 7UN	Proposed variation of condition 9 (timber windows and doors) to allow use of Upvc on planning permission 3/2005/0898 for conversion of a redundant agricultural building to a dwelling, accessed off Carr Lane.	
Officer: Decision Type:	Lucy Walker REFUSED		
3/2025/0176	Wilpshire Applications for full consent	Development Description:	Grid Reference 368545 432643
Decision Date: 25/04/2025	Development Address: 33 Somerset Avenue Wilpshire BB1 9JD	Proposed erection of a single-storey extension to rear with a double-pitched roof with velux windows, rear-facing glazed doors and windows to west side only.	
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

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3/2025/0192	Billington and Langho Non-Material amendment Development Address: Land Adjacent to Ferns Northcote Road Langho BB6 8BG	Development Description: Non-material amendment to planning permission 3/2024/0115 to make a series of amendments to the layout and appearance of the approved dwellings.	Grid Reference 370717 434576
Decision Date: 22/04/2025			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2025/0247	Thornley-with-Wheatley Agricultural determination Development Address: Carr Side Farm Rock Brow Chipping PR3 2TS	Development Description: Proposed agricultural building for livestock (calf rearing) 32m long, 15.24m wide, 6m high to ridge, 4.5m high to eaves.	Grid Reference 364340 442237
Decision Date: 25/04/2025			
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED		
3/2025/0248	Slaidburn & Easington Agricultural determination Development Address: Higher Highfield Farm Tinklers Lane Slaidburn BB7 4TP	Development Description: Prior notification for proposed agricultural livestock building (calf rearing).	Grid Reference 372702 452622
Decision Date: 23/04/2025			
Officer: Decision Type:	Emily Pickup REFUSED		
3/2025/0249	Slaidburn & Easington Demolition Notification Development Address: Higher Highfield Farm Tinklers Lane Slaidburn BB7 4TP	Development Description: Prior notification for demolition of agricultural livestock building.	Grid Reference 372702 452622
Decision Date: 22/04/2025			
Officer: Decision Type:	Emily Pickup PERMISSION NOT REQUIRED		
3/2025/0250	Bowland with Leagram Agricultural determination Development Address: Land adj to Little Bowland Road Chipping PR3 2HB	Development Description: Prior notification for proposed agricultural storage building 23m long, 19.34m wide, 7.55m high to ridge, 4.84m high to eaves.	Grid Reference 365230 445032
Decision Date: 25/04/2025			
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED		
3/2025/0308	Longridge Discharge of Conditions Development Address: Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	Development Description: Approval of details reserved by condition 5 (replacement chimney copings) of Listed Building Consent 3/2024/0746.	Grid Reference 362578 437851
Decision Date: 25/04/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		