



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 Description: Proposed two-storey extension to side.	Grid Reference 373547 441129
Decision Date: 25/04/2025	Development Address: 12 Central Avenue Clitheroe BB7 2PZ		
Officer: Decision Type:	Stephen Kilmartin REFUSED		

3/2024/0257	Billington and Langho Discharge of Conditions	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	Development Address: Land at Neddy Lane Billington BB7 9LL		
Officer: Decision Type:	Kathryn Hughes REFUSED		

3/2024/0445	Whalley Alter or Extend a Listed Building	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	Development Address: Park Head Farm 5 Park Head Whalley BB7 9FB		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2024/0738	Ribchester Removal of Condition	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	Development Address: Thorncroft Green Moor Lane Ribchester PR3 2YR		
Officer: Decision Type:	Stephen Kilmartin REFUSED		

3/2024/0858	Longridge Applications for full consent	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	Development Address: Backcastle Works Pendle Court Little Lane Longridge PR3 3WY		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		

Planning Applications decided week ending: 25 April 2025

3/2024/0942	Chipping Applications for full consent Development Address: Black Moss Farm Elmridge Lane Chipping PR3 2NY	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	Officer: Maya Cullen Decision Type: REFUSED		
3/2024/0995	Chatburn Discharge of Conditions Development Address: Newlands Nursery Sawley Road Chatburn BB7 4LD	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	Officer: Stephen Kilmartin Decision Type: APPROVED WITH CONDITIONS		
3/2024/1016	Whalley Applications for full consent Development Address: 1 to 7 The Picture House George Street Whalley BB7 9TH	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	Officer: Kathryn Hughes Decision Type: REFUSED		
3/2024/1035	Ribchester Applications for full consent Development Address: 4 New Drop View Stoneygate Lane Ribchester PR3 2XE	Development Description: Regularisation of change to balcony design approved in planning permission 3/2021/1245.	Grid Reference 364405 439028
Decision Date: 25/04/2025	Officer: Maya Cullen Decision Type: APPROVED WITH CONDITIONS		
3/2025/0027	Billington and Langho Applications for full consent Development Address: Colliers Farm Whalley Old Road Billington BB7 9LF	Development Description: Proposed construction of a steel portal-framed agricultural building for livestock.	Grid Reference 372120 435063
Decision Date: 25/04/2025	Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS		
3/2025/0093	Bolton-by-Bowland, Gisburn Forest and Sawley Applications for full consent Development Address: 1 2 3 Skirden Lodge Wigglesworth Road Slaidburn BD23 4SX	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	Officer: Ben Taylor Decision Type: REFUSED		

Planning Applications decided week ending: 25 April 2025

3/2025/0106

Applications for full consent
Development Address:
 19 Scott Avenue Simonstone BB12
 7HY

Decision Date:
 25/04/2025

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

377369 434569

Development Description:

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.

3/2025/0107

Ribchester
 Applications for full consent
Development Address:
 Boadicea Park Preston Road
 Ribchester PR3 3XL

Decision Date:
 23/04/2025

Officer: Maya Cullen
Decision Type: REFUSED

Grid Reference

364726 435655

Development Description:

Retention of two holiday lodges and office building with associated parking, infrastructure and alterations.

3/2025/0153

Ribchester
 Applications for full consent
Development Address:
 Land rear of 8-9 Stoneygate Lane
 Ribchester PR3 2ZS

Decision Date:
 25/04/2025

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

364579 437652

Development Description:

Demolition of existing stables and erection of stables and manege including tree planting to comply with BNG

3/2025/0159

Longridge
 Applications for full consent
Development Address:
 Alston Lodge Lower Lane Longridge
 PR3 2YH

Decision Date:
 23/04/2025

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

361034 437028

Development Description:

Proposed change of use of residential care home (use class C2) to a children's home (use class C2). Erection of covered cycle storage.

3/2025/0166

Balderstone
 Variation of Condition
Development Address:
 Smalley Fold Barn Smalley Fold
 Farm (now Carr Meadow Barn)
 Commons Lane Balderstone BB2
 7LN
 Lucy Walker
Decision Type: REFUSED

Decision Date:
 24/04/2025

Officer: Lucy Walker
Decision Type: REFUSED

Grid Reference

363533 432453

Development Description:

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.

3/2025/0176

Wilpshire
 Applications for full consent
Development Address:
 33 Somerset Avenue Wilpshire BB1
 9JD

Decision Date:
 25/04/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

368545 432643

Development Description:

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.

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3/2025/0192 **Billington and Langho** **Grid Reference**
Non-Material amendment 370717 434576
Development Description:
Non-material amendment to planning permission
Decision Date: **Development Address:** 3/2024/0115 to make a series of amendments to the layout
22/04/2025 Land Adjacent to Ferns Northcote and appearance of the approved dwellings.
Road Langho BB6 8BG
Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

3/2025/0247 **Thornley-with-Wheatley** **Grid Reference**
Agricultural determination 364340 442237
Development Description:
Proposed agricultural building for livestock (calf rearing)
Decision Date: **Development Address:** 32m long, 15.24m wide, 6m high to ridge, 4.5m high to
25/04/2025 Carr Side Farm Rock Brow Chipping eaves.
PR3 2TS
Officer: Lucy Walker
Decision Type: PERMISSION NOT REQUIRED

3/2025/0248 **Slaidburn & Easington** **Grid Reference**
Agricultural determination 372702 452622
Development Description:
Prior notification for proposed agricultural livestock building
Decision Date: **Development Address:** (calf rearing).
23/04/2025 Higher Highfield Farm Tinklers Lane
Slaidburn BB7 4TP
Officer: Emily Pickup
Decision Type: REFUSED

3/2025/0249 **Slaidburn & Easington** **Grid Reference**
Demolition Notification 372702 452622
Development Description:
Prior notification for demolition of agricultural livestock
Decision Date: **Development Address:** building.
22/04/2025 Higher Highfield Farm Tinklers Lane
Slaidburn BB7 4TP
Officer: Emily Pickup
Decision Type: PERMISSION NOT REQUIRED

3/2025/0250 **Bowland with Leagram** **Grid Reference**
Agricultural determination 365230 445032
Development Description:
Prior notification for proposed agricultural storage building
Decision Date: **Development Address:** 23m long, 19.34m wide, 7.55m high to ridge, 4.84m high to
25/04/2025 Land adj to Little Bowland Road eaves.
Chipping PR3 2HB
Officer: Lucy Walker
Decision Type: PERMISSION NOT REQUIRED

3/2025/0308 **Longridge** **Grid Reference**
Discharge of Conditions 362578 437851
Development Description:
Approval of details reserved by condition 5 (replacement
Decision Date: **Development Address:** chimney copings) of Listed Building Consent 3/2024/0746.
25/04/2025 Writtenstone Farm Writtenstone
Lane Longridge PR3 2ZN
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS
