



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 9 May 2025

3/2023/0858

Mellor

Applications for full consent

Decision Date:
09/05/2025

Development Address:

Stanley House Preston New Road
Mellor BB2 7NP

Development Description:

Retention of wedding marquee and raised decking to the west of the main built form of Stanley House until 31.12.2027.

Grid Reference

364569 429928

Officer:

Kathryn Hughes

Decision Type:

APPROVED WITH CONDITIONS

3/2024/0955

Thornley-with-Wheatley

Applications for full consent

Decision Date:
06/05/2025

Development Address:

2 Hill Top Cottages Forty Acre Lane
Longridge PR3 2TY

Development Description:

Proposed part single part two storey extension to rear.

Grid Reference

361627 438651

Officer:

Maya Cullen

Decision Type:

APPROVED WITH CONDITIONS

3/2024/0974

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Decision Date:
09/05/2025

Development Address:

Alder House Holden Lane Bolton by
Bowland BB7 4LZ

Development Description:

Planning Permission for extension to farm house.

Grid Reference

376609 450410

Officer:

Stephen Kilmartin

Decision Type:

APPROVED WITH CONDITIONS

3/2024/0975

Bolton-by-Bowland, Gisburn Forest and Sawley

Alter or Extend a Listed Building

Decision Date:
09/05/2025

Development Address:

Alder House Holden Lane Bolton by
Bowland BB7 4LZ

Development Description:

Listed Building Consent for extension to farm house.

Grid Reference

376609 450410

Officer:

Stephen Kilmartin

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0046

Aighton, Bailey & Chaigley

Applications for full consent

Decision Date:
07/05/2025

Development Address:

Cut Thorn Farm Shire Lane Hurst
Green BB7 9QR

Development Description:

Proposed demolition of existing conservatory and replacement with single-storey side garden room. Erection of Flag Pole.

Grid Reference

36809 43804

Officer:

Maya Cullen

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0073	Grindleton Applications for full consent Development Address: Laneside Barn Grindleton Road Grindleton BB7 4QH	Development Description: Proposed conversion of agricultural stone barn to one two-storey self-build dwelling, including demolition of lean-to, replacement roof and formation of residential curtilage.	Grid Reference 375643 445056
Decision Date: 09/05/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0086	Ribchester Alter or Extend a Listed Building Development Address: 9 West View Glen Avenue Ribchester PR3 2ZQ	Development Description: Listed Building Consent for removal of existing render including smooth rendered surrounds, door surround and Quion feature to reveal stonework, raking out joints and pointing in lime mortar.	Grid Reference 363692 438018
Decision Date: 06/05/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0114	Billington and Langho Applications for full consent Development Address: 24 Kirkdale Road Langho BB6 8EW	Development Description: Proposed raising of ridge height and addition of dormers to both roof slopes.	Grid Reference 370267 433743
Decision Date: 09/05/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0127	Clitheroe Applications for full consent Development Address: 55 Fairfield Drive Clitheroe BB7 2PS	Development Description: Proposed single-storey link extension to rear, fenestration alterations and proposed dormer extensions to front and rear roof slopes.	Grid Reference 373175 441159
Decision Date: 09/05/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0139	Wiswell Applications for full consent Development Address: 23 Pendleton Road Wiswell BB7 9DD	Development Description: Proposed change of use of dwelling to holiday let. Building work to extend and renovate the house approved under 3/2024/0574 and 3/2024/0234 has commenced.	Grid Reference 374637 437491
Decision Date: 09/05/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0155	Waddington Applications for full consent Development Address: Healings Farm West Bradford Road Waddington BB7 3JE	Development Description: Proposed demolition of existing building and erection of a new dwelling with associated annexe.	Grid Reference 373537 444037
Decision Date: 07/05/2025			
Officer: Decision Type:	Ben Taylor REFUSED		

3/2025/0168	Slaidburn & Easington Applications for full consent Development Address: Holiday let adjacent to Clough Farm Catlow Road Slaidburn BB7 3AQ	Development Description: Change of use of existing holiday let accommodation to a residential dwelling. Regularisation of construction of a domestic kitchen.	Grid Reference 370465 455974
Decision Date: 09/05/2025			
Officer: Decision Type:	Ben Taylor REFUSED		
3/2025/0170	Billington and Langho Applications for full consent Development Address: Brooklands Longworth Road Billington BB7 9TS	Development Description: Proposed two-storey and single-storey extension to rear and insertion of dormers to front and rear roof slopes.	Grid Reference 372912 435854
Decision Date: 06/05/2025			
Officer: Decision Type:	Lucy Walker REFUSED		
3/2025/0173	Aighton, Bailey & Chaigley Applications for full consent Development Address: Merricks Hall Farm Longridge Road Hurst Green BB7 9QW	Development Description: Regularisation of resurfacing agricultural track from Longridge Road	Grid Reference 367150 437838
Decision Date: 09/05/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0181	Ribchester Applications for full consent Development Address: Blue Slates Sunnyside Avenue Ribchester PR3 3ZE	Development Description: Proposed addition of a timber boundary fence on top of the existing white rendered dwarf wall to an overall height not exceeding 1.8m high to the Sunnyside Avenue and Fort Avenue boundaries of the site.	Grid Reference 364886 435306
Decision Date: 09/05/2025			
Officer: Decision Type:	Lucy Walker REFUSED		
3/2025/0193	Billington and Langho Discharge of Conditions Development Address: Land adjacent to Ferns Northcote Road Langho BB6 8BG	Development Description: Approval of details reserved by condition 12 (landscaping) of planning permission 3/2024/0115.	Grid Reference 370717 434576
Decision Date: 09/05/2025			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2025/0206	Billington and Langho Applications for full consent Development Address: 27 St Marys Drive Langho BB6 8DL	Development Description: Proposed demolition of existing porch and construction of new single storey porch to north-western elevation and single storey extension to north eastern elevation.	Grid Reference 370584 434084
Decision Date: 06/05/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

Planning Applications decided week ending: 9 May 2025

3/2025/0207

Mellor

Applications for full consent

Decision Date:
09/05/2025

Development Address:

Lower Abbott Bungalow Abbott Brow
Mellor BB2 7HT

Development Description:

Proposed replacement driveway.

Grid Reference

364899 431574

Officer:

Lucy Walker

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0314

Grindleton

Discharge of Conditions

Decision Date:
06/05/2025

Development Address:

Duke of York Inn Grindleton Brow
Grindleton BB7 4QR

Development Description:

Approval of details reserved by conditions 12 (biodiversity net gain) and 13 (habitat management and monitoring plan) and the statutory biodiversity condition of planning permission 3/2024/0439.

Grid Reference

375906 445495

Officer:

Stephen Kilmartin

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0338

Whalley

Application for tree works

Decision Date:
06/05/2025

Development Address:

Whalley Abbey The Sands Whalley

Development Description:

Beech (T1) minor crown lifting around streetlamp. Beech (T2) reduce crown .Beech (T3) minor crown lift and removal of lower branches. Sycamore (T4) Crown lift and reduce lower canopy. Beach (T5) minor crown lift .Lime (T6) minor crown lift.

Grid Reference

373114 436118

Officer:

David Hewitt

Decision Type:

APPROVED WITH CONDITIONS