



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 16 May 2025

**3/2024/0735****Newsholme and Paythorne**

Discharge of Conditions

**Development Address:**Land adj Knot Lane at Hoover Farm  
Horton BD23 3JT**Decision Date:**  
13/05/2025**Officer:** Ben Taylor**Decision Type:** APPROVED WITH CONDITIONS**Development Description:**

Approval of details reserved by conditions 6 (construction traffic management plan), 13 (bird and bat boxes), 16 (SW drainage strategy), 17 (construction SW management plan) and 18 (SW operation and maintenance manual) on planning permission 3/2023/0089.

**Grid Reference**

384130 451330

**3/2024/0859****Chipping**

Applications for full consent

**Development Address:**12 Old Hive Fish House Lane  
Chipping PR3 2QQ**Decision Date:**  
13/05/2025**Officer:** Lucy Walker**Decision Type:** APPROVED WITH CONDITIONS**Development Description:**

Proposed installation of air source heat pump to rear.

**Grid Reference**

361773 443544

**3/2024/0918****Simonstone**

Alter or Extend a Listed Building

**Development Address:**Cockshotts Farm School Lane  
Simonstone BB12 7HR**Decision Date:**  
16/05/2025**Officer:** Kathryn Hughes**Decision Type:** APPROVED WITH CONDITIONS**Development Description:**

Listed Building Consent for proposed internal and external renovation works including removal of render, re-pointing, improved rainwater management, repair and replacement of windows, installation of two stoves to existing fireplaces, installation of acoustic wall on the party wall, automatic Mist Suppression System and external landscaping.

**Grid Reference**

377625 434537

**3/2024/0919****Simonstone**

Applications for full consent

**Development Address:**Cockshotts Farm School Lane  
Simonstone BB12 7HR**Decision Date:**  
16/05/2025**Officer:** Kathryn Hughes**Decision Type:** APPROVED WITH CONDITIONS**Development Description:**

Planning application for proposed external renovation works including removal of render, re-pointing, improved rainwater management and repair and replacement of windows.

**Grid Reference**

377625 434537

**3/2024/0930****Bowland Forest (Lower)**

Applications for full consent

**Development Address:**Burholme Farm Dunsop Road  
Whitewell BB7 3AU**Decision Date:**  
12/05/2025**Officer:** Ben Taylor**Decision Type:** APPROVED WITH CONDITIONS**Development Description:**

Proposed replacement of existing septic tank with new sewage treatment plant.

**Grid Reference**

366058 448493

<b>3/2024/1029</b>	<b>Longridge</b> Applications for full consent <b>Development Address:</b> Bolton Fold Farm Alston Lane Longridge PR3 3BN	<b>Development Description:</b> Proposed construction of two agricultural workers dwellings with access and parking.	<b>Grid Reference</b> 360137 435333
<b>Decision Date:</b> 16/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen REFUSED		
<hr/>			
<b>3/2025/0040</b>	<b>Balderstone</b> Applications for full consent <b>Development Address:</b> Mottram Higher Commons Lane Balderstone BB2 7LR	<b>Development Description:</b> Proposed single-storey extension to rear, single-storey extension to side and porch to front.	<b>Grid Reference</b> 364277 431725
<b>Decision Date:</b> 15/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<hr/>			
<b>3/2025/0068</b>	<b>Bowland Forest (Lower)</b> Applications for full consent <b>Development Address:</b> NJS Rehabilitation Cow Ark Equestrian Centre Whitewell Road Cow Ark BB7 3DG	<b>Development Description:</b> Proposed construction of a two-bedroom rural workers' self-build dwelling, new access track, package treatment unit and solar panels on existing stables building.	<b>Grid Reference</b> 366470 443676
<b>Decision Date:</b> 16/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		
<hr/>			
<b>3/2025/0084</b>	<b>Chipping</b> Alter or Extend a Listed Building <b>Development Address:</b> Barn at Talbot hotel (3b and 3c) Talbot Street Chipping PR3 2QE	<b>Development Description:</b> Listed Building Consent for formation of additional living accommodation in roof spaces of 3b and 3c with introduction of new staircase from first to second floor	<b>Grid Reference</b> 362283 443328
<b>Decision Date:</b> 12/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Kathryn Hughes APPROVED WITH CONDITIONS		
<hr/>			
<b>3/2025/0120</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b> Applications for full consent <b>Development Address:</b> Corgill Lodge Holden Lane Bolton by Bowland BB7 4LZ	<b>Development Description:</b> Proposed stables, tack room, hardstanding and alteration to vehicular access.	<b>Grid Reference</b> 377206 450032
<b>Decision Date:</b> 16/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		
<hr/>			
<b>3/2025/0122</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> Unit 40 Mitton Road Business Park Whalley BB79YE	<b>Development Description:</b> Regularisation of change of use from B1 to sui generis for animal therapy/welfare.	<b>Grid Reference</b> 372732 437409
<b>Decision Date:</b> 13/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<hr/>			

<b>3/2025/0145</b>	<b>Newton</b> Applications for full consent <b>Development Address:</b> Fober Farm Newton Road Newton BB7 3ED	<b>Development Description:</b> Proposed removal of existing slurry store and building and replacement with a concrete slurry tower with cover.	<b>Grid Reference</b> 368713 450066
<b>Decision Date:</b> 15/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		
<hr/>			
<b>3/2025/0163</b>	<b>Ribchester</b> Applications for full consent <b>Development Address:</b> 4 Church Street Ribchester PR3 3XP	<b>Development Description:</b> Proposed loft conversion, dormer to rear and two velux rooflights to front.	<b>Grid Reference</b> 365057 435129
<b>Decision Date:</b> 16/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		
<hr/>			
<b>3/2025/0216</b>	<b>Aighton, Bailey &amp; Chaigley</b> PRIOR NOTIFICATION OF AGRIC E <b>Development Address:</b> Agricultural Building at Foxfields Farm Whalley Road Hurst Green BB7 9PN	<b>Development Description:</b> Prior approval under Class Q (a) and (b) for the proposed change of use of an agricultural building to one single-storey two-bedroom dwelling.	<b>Grid Reference</b> 370066 438148
<b>Decision Date:</b> 15/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen REFUSED		
<hr/>			
<b>3/2025/0232</b>	<b>Newton</b> Application for tree works in a conser <b>Development Address:</b> The Manse Newton in Bowland Clitheroe BB7 3DZ	<b>Development Description:</b> Fell three conifers	<b>Grid Reference</b> 369578 450405
<b>Decision Date:</b> 13/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	David Hewitt APPROVED WITH CONDITIONS		
<hr/>			
<b>3/2025/0244</b>	<b>Clitheroe</b> Applications for full consent <b>Development Address:</b> 3 Windermere Avenue Clitheroe BB7 2PP	<b>Development Description:</b> Proposed demolition of existing garage and construction of single-storey outbuilding to rear containing office, gym and garden store.	<b>Grid Reference</b> 373202 441320
<b>Decision Date:</b> 16/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		
<hr/>			
<b>3/2025/0251</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> Lindeth House 36 Clitheroe Road Whalley BB7 9AB	<b>Development Description:</b> Proposed extension and conversion of single-storey garage to annex.	<b>Grid Reference</b> 373512 436652
<b>Decision Date:</b> 13/05/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<hr/>			

**3/2025/0260****Billington and Langho**

Applications for full consent

**Development Address:**Northcote Hotel Northcote Road  
Langho BB6 8BE**Development Description:**Proposed single storey extension to provide additional  
function room.**Grid Reference**

370624 434874

**Decision Date:**

16/05/2025

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0281****Chipping**

Application for tree works

**Development Address:**Land adjacent to the Mill Pond at  
Kirk Mill Kirk Mill Pond Chipping**Development Description:**

Remove dead ash tree.

**Grid Reference**

361943 443613

**Decision Date:**

16/05/2025

**Officer:**

Alex Shutt

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0293**

Application for tree works in a conser

**Development Address:**Worston House West Lane Worston  
BB7 1QA**Development Description:**

Fell two trees.

**Grid Reference**

376961 442637

**Decision Date:**

13/05/2025

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0299****Read**

Agricultural determination

**Development Address:**High House Farm Back Lane Read  
BB12 7RY**Development Description:**Prior notification for open-fronted, steel-framed machinery  
shed 15.5m long, 10m wide, 4m high to ridge, 3.35m high  
to eaves.**Grid Reference**

376082 435270

**Decision Date:**

13/05/2025

**Officer:**

Emily Pickup

**Decision Type:**

PERMISSION NOT REQUIRED

**3/2025/0342****Whalley**

Application for tree works in a conser

**Development Address:**St Marys and All Saints Parish  
Church Church Lane Whalley BB7  
9SY**Development Description:**

Fell multi-stemmed sycamore T1.

**Grid Reference**

373250 436179

**Decision Date:**

13/05/2025

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0343****Longridge**

Non-Material amendment

**Development Address:**Land to the west of Preston Road  
Longridge PR3 3BE**Development Description:**Non-material amendment to reserved matters permission  
3/2018/0105 involving changes to boundary fencing to plots  
55, 57, 65, 68 and 70 with a 1.1m high fence. Amendments  
are also required to plots 55, 56, 58, 59, 61 and 69 where  
external brickwork is to be changed from Weinberger  
windmill Orange multi and Windmill Golden Multi to Forterra  
Village Harvest and Forterra Arden Special reserve.**Grid Reference**

360006 435807

**Decision Date:**

16/05/2025

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS