



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 30 May 2025

3/2024/1012**Whalley**

Applications for full consent

Decision Date:
30/05/2025**Development Address:**Unit 7 Mitton Road Business Park
Mitton Road Whalley BB7 9YE**Officer:**

Stephen Kilmartin

Decision Type:

REFUSED

Grid Reference

372767 437473

Development Description:

Regularisation of change of use from Use Class B1(c) (light industrial uses-now use class E(g)(iii)) to that of Use Class E(c)(ii) (Hair Studio) including the retention of an existing mezzanine floor.

3/2025/0041**Grindleton**

Applications for full consent

Decision Date:
30/05/2025**Development Address:**Acrelands Sawley Road Grindleton
BB7 4QS**Officer:**

Ben Taylor

Decision Type:

REFUSED

Grid Reference

377052 446790

Development Description:

Proposed regularisation of change of use of land and construction of three stable buildings.

3/2025/0076**Clitheroe**

Discharge of Conditions

Decision Date:
29/05/2025**Development Address:**

3 Church Street Clitheroe BB7 2DD

Officer:

Emily Pickup

Decision Type:

partial discharge

Grid Reference

374397 441941

Development Description:

Approval of details reserved by conditions 3 (render) and 5 (elevations and sectional details of replacement shop window) of listed building consent 3/2024/0586.

3/2025/0144**Hothersall**

Applications for full consent

Decision Date:
27/05/2025**Development Address:**Tan Yard Farm Ribchester Road
Hothersall PR3 3YA**Officer:**

Maya Cullen

Decision Type:

REFUSED

Grid Reference

362555 436532

Development Description:

Proposed extension and remodelling (with associated building works) to the existing barn, to create a detached dwelling (previously subject to approval 3/2023/0075). The erection of a detached double garage with habitable living space above, as an annexe to that family dwelling, and external works and change of use of land to residential curtilage.

3/2025/0162**Barrow**

Application for tree works

Decision Date:
30/05/2025**Development Address:**27 Barrow Brook Close Barrow BB7
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David Hewitt

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

373694 438183

Development Description:

Tree works to two lime trees. Remove epicormic growth and thin by 5%.

3/2025/0164	Newton Applications for full consent Development Address: The Old School Slaidburn Road Newton BB7 3DY	Development Description: Planning permission for proposed re-hanging of the school bell in the existing bell cote over front door.	Grid Reference 369798 450524
Decision Date: 28/05/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0165	Newton Alter or Extend a Listed Building Development Address: The Old School Slaidburn Road Newton BB7 3DY	Development Description: Listed Building Consent for proposed re-hanging of the school bell in the existing bell cote over front door.	Grid Reference 369798 450524
Decision Date: 28/05/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0179	Whalley Applications for full consent Development Address: Unit 7 Abbey Works King Street Whalley BB7 9SP	Development Description: Retrospective application: use of mezzanine floor as cafe/bar.	Grid Reference 373272 436112
Decision Date: 30/05/2025			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2025/0182	Clitheroe Discharge of Conditions Development Address: land at former Higher Standen Farm (adj Swardean Way Valley Lane Higher Peak Crescent South Gate Broomfield Street) Clitheroe BB7 1PP	Development Description: Approval of details reserved by conditions 3 - part (fascias, soffits and rainwater goods), 4 (lighting) and 6 (electric vehicle chargers) of planning permission 3/2023/0305.	Grid Reference 374896 440717
Decision Date: 27/05/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0183	Grindleton Applications for full consent Development Address: Avondale Sawley Road Grindleton BB7 4QS	Development Description: Proposed second storey extension with solar panels to bungalow, front porch, single storey rear extension, detached garage to front of property, detached summer house to rear garden.	Grid Reference 376051 445550
Decision Date: 27/05/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0189	Waddington Applications for full consent Development Address: Moorcock House Slaidburn Road Waddington BB7 3AA	Development Description: Demolition of existing 4 bedroom dwelling and construction of replacement 6 bedroom dwelling with integral garage.	Grid Reference 371810 446661
Decision Date: 30/05/2025			
Officer: Decision Type:	Ben Taylor REFUSED		

3/2025/0194	Wiswell Applications for full consent Development Address: 27 Poplar Way Barrow BB7 9ZN	Development Description: Proposed conversion of garage to form additional living space. Addition of window to side elevation. The front elevation will be unchanged.	Grid Reference 373583 438123
Decision Date: 30/05/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
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3/2025/0258	Clitheroe Applications for full consent Development Address: 18 Fairfield Drive and Annexe Clitheroe BB7 2PE	Development Description: Proposed removal of existing roof and replacement with a raised roof with rooflights and windows in both gables to accommodate the conversion of the loft. Removal of the existing conservatory roof and replacement with a raised lean-to roof. Associated internal and external alterations including incorporation of cladding to external elevations.	Grid Reference 73104 41464
Decision Date: 28/05/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
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3/2025/0283	Clitheroe Certificate of Lawfulness - Proposed Development Address: 50 Park Avenue Clitheroe BB7 2HW	Development Description: Certificate of Lawfulness for proposed dormer to rear.	Grid Reference 374447 442438
Decision Date: 28/05/2025			
Officer: Decision Type:	Emily Pickup PERMISSION NOT REQUIRED		
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3/2025/0307	Thornley-with-Wheatley Discharge of Conditions Development Address: Thornley Hall Farm Up Bedlam Road Thornley PR3 2TN	Development Description: Approval of details reserved by the statutory biodiversity condition and condition 5 (biodiversity gain plan) on planning permission 3/2024/0877.	Grid Reference 363549 441223
Decision Date: 30/05/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
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3/2025/0335	Billington and Langho Prior notification of proposed larger h Development Address: 19 Pendle View Brockhall Village Old Langho BB6 8AT	Development Description: Prior approval for proposed single-storey rear extension under Part 1 Class A of the GDPO 4.15m long, 3.75m high (max) and 2.4m high to eaves. Demolition of existing conservatory and access to the rear and side garden included.	Grid Reference 370455 436527
Decision Date: 28/05/2025			
Officer: Decision Type:	Lucy Walker PERMISSION REQUIRED		
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3/2025/0336	Longridge Prior notification of proposed larger h Development Address: 20 Willows Park Lane Longridge PR3 3HJ	Development Description: Prior notification for proposed single-storey rear extension under Part 1 Class A of the GDPO 4.7m long, 3.6m high (max) 2.5m high to eaves. To include demolition of existing conservatory.	Grid Reference 360589 437683
Decision Date: 29/05/2025			
Officer: Decision Type:	Lucy Walker PRIOR APPROVAL GRANTED		

3/2025/0378	Balderstone		Grid Reference
	Agricultural determination	Development Description:	360711 432385
Decision Date:	Development Address:	Prior notification for proposed general purpose agricultural storage building 16.76m long, 13.72m wide, 6.8m high to ridge, 5m high to eaves under Schedule 2 part 6 of the GDPO.	
30/05/2025	Lower House Farm Bezza Lane Balderstone BB2 7LQ		
Officer:	Lucy Walker		
Decision Type:	PERMISSION NOT REQUIRED		