



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 6 June 2025

**3/2024/0482**

**Mellor**

Applications for full consent

**Decision Date:**  
06/06/2025

**Development Address:**

Hawkshaw Farm Clayton le Dale  
BB2 7JA

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

365633 432313

**Development Description:**

Regularisation of change of use of land for additional animal enclosures and play areas associated with the farm park.

**3/2024/0571**

**Whalley**

S.106 Variation

**Decision Date:**  
04/06/2025

**Development Address:**

Land to the east of Clitheroe Road  
(Lawsonsteads) Whalley

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

373758 436488

**Development Description:**

Proposed modification of S106 Agreement dated 15 October 2013 relating to planning permission 3/2013/0137 to remove the need to reserve land for a school site.

**3/2025/0117**

**Rimington and Middop**

Alter or Extend a Listed Building

**Decision Date:**  
06/06/2025

**Development Address:**

Mulberry Grange Cross Hill Lane  
Rimington BB7 4EE

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

382493 446284

**Development Description:**

Listed Building Consent for reinstatement of four window openings, replacement of solid door with timber / glazed section and removal of unauthorised pergola.

**3/2025/0118**

**Rimington and Middop**

Applications for full consent

**Decision Date:**  
06/06/2025

**Development Address:**

Mulberry Grange Cross Hill Lane  
Rimington BB7 4EE

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

382493 446284

**Development Description:**

Planning permission for reinstatement of four window openings, replacement of solid door with timber / glazed section, removal of unauthorised pergola and alterations to site layout.

**3/2025/0149**

Application for tree works

**Decision Date:**  
03/06/2025

**Development Address:**

34 Moor Field Whalley BB7 9SA

**Officer:**

Alex Shutt

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

372728 436974

**Development Description:**

T1 - Oak Crown clean canopy removing any significant deadwood >200mm, 10% crown thin and remove the 2 weakest crossing branches to minimise failure onto the applicants garden and the need to remove all 4 in the future

|                                     |   |   |  |
|-------------------------------------|---|---|--|
| <b>3/2025/0161</b>                  | <b>Wilpshire</b><br>Application for tree works<br><b>Development Address:</b><br>Les Oeillets 2A Somerset Avenue<br>Wilpshire BB1 9JD                     | <b>Development Description:</b><br>T1 Lime - remove epicormic growth up to first limb, crown lift to 5.2m for highway clearance; T5 Lime - remove epicormic growth up to first limb, crown lift to 5.2m for highway clearance.  | <b>Grid Reference</b><br>368813 432749 |
| <b>Decision Date:</b><br>03/06/2025 | <b>Officer:</b><br>David Hewitt<br><b>Decision Type:</b><br>APPROVED WITH CONDITIONS  |   |  |
| <b>3/2025/0167</b>                  | <b>Wiswell</b><br>Applications for full consent<br><b>Development Address:</b><br>Willow Spring 58 Pendleton Road<br>Wiswell BB7 9BZ                      | <b>Development Description:</b><br>Proposed annexe accommodation.   | <b>Grid Reference</b><br>374863 437669 |
| <b>Decision Date:</b><br>04/06/2025 | <b>Officer:</b><br>Emily Pickup<br><b>Decision Type:</b><br>APPROVED WITH CONDITIONS  |   |  |
| <b>3/2025/0171</b>                  | <b>Billington and Langho</b><br>Applications for full consent<br><b>Development Address:</b><br>Lower Fold Stables Northcote Road<br>Langho BB6 8BE       | <b>Development Description:</b><br>Change of use of building and associated land from Stables and Dog Groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis).   | <b>Grid Reference</b><br>370347 435751 |
| <b>Decision Date:</b><br>06/06/2025 | <b>Officer:</b><br>Kathryn Hughes<br><b>Decision Type:</b><br>APPROVED WITH CONDITIONS  |   |  |
| <b>3/2025/0184</b>                  | <b>Thornley-with-Wheatley</b><br>Alter or Extend a Listed Building<br><b>Development Address:</b><br>Whitefold House Barn Birks Brow<br>Longridge PR3 2TD | <b>Development Description:</b><br>Listed Building Consent for the replacement of existing rooflights with new conservation style rooflights and to regularise past alterations including formation of first floor window opening in the north eastern (side) wall and part replacement of external window and door frames. | <b>Grid Reference</b><br>362112 439383 |
| <b>Decision Date:</b><br>05/06/2025 | <b>Officer:</b><br>Maya Cullen<br><b>Decision Type:</b><br>APPROVED WITH CONDITIONS   |   |  |
| <b>3/2025/0191</b>                  | <b>Clitheroe</b><br>Applications for full consent<br><b>Development Address:</b><br>6 Knunck Knowles Drive Clitheroe<br>BB7 2JF                           | <b>Development Description:</b><br>Proposed replacement porch to front.   | <b>Grid Reference</b><br>374098 442522 |
| <b>Decision Date:</b><br>04/06/2025 | <b>Officer:</b><br>Emily Pickup<br><b>Decision Type:</b><br>APPROVED WITH CONDITIONS  |   |  |
| <b>3/2025/0205</b>                  | <b>Wilpshire</b><br>Applications for full consent<br><b>Development Address:</b><br>46 Durham Road Wilpshire BB1<br>9NH                                   | <b>Development Description:</b><br>Proposed single-storey extension to rear.  | <b>Grid Reference</b><br>368841 433126 |
| <b>Decision Date:</b><br>05/06/2025 | <b>Officer:</b><br>Lucy Walker<br><b>Decision Type:</b><br>APPROVED WITH CONDITIONS   |   |  |

**3/2025/0218**

**Ribchester**

Applications for full consent

**Decision Date:**  
05/06/2025

**Development Address:**

Cherry Yate Stoneygate Lane  
Ribchester PR3 3YN

**Development Description:**

Proposed 1.25m high garden wall and new gate piers set back 5.5m from highway (retrospective).

**Grid Reference**

365182 436114

**Officer:**

Maya Cullen

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0227**

**Wilpshire**

Applications for full consent

**Decision Date:**  
04/06/2025

**Development Address:**

10 Hollies Road Wilpshire BB1 9NA

**Development Description:**

Proposed single-storey extension to rear.

**Grid Reference**

369398 433094

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0239**

**Mellor**

Applications for full consent

**Decision Date:**  
03/06/2025

**Development Address:**

Glendene Barker Lane Mellor BB2 7EE

**Development Description:**

Proposed replacement dwelling following demolition of existing house and garage plus extension of the residential curtilage.

**Grid Reference**

366962 430765

**Officer:**

Lucy Walker

**Decision Type:**

REFUSED

**3/2025/0256**

**Bowland Forest (Lower)**

Applications for full consent

**Decision Date:**  
03/06/2025

**Development Address:**

Radholme Laund Farm Hall Hill  
Whitewell BB7 3DF

**Development Description:**

Proposed addition of solar panels to agricultural barn.

**Grid Reference**

366648 445882

**Officer:**

Maya Cullen

**Decision Type:**

REFUSED

**3/2025/0276**

**Thornley-with-Wheatley**

Applications for full consent

**Decision Date:**  
05/06/2025

**Development Address:**

Whitefold House Barn Birks Brow  
Longridge PR3 2TD

**Development Description:**

Planning Permission for the replacement of existing rooflights with new conservation style rooflights and to regularise past alterations including formation of first floor window opening in the north eastern (side) wall and part replacement of external window and door frames.

**Grid Reference**

362112 439383

**Officer:**

Maya Cullen

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0285**

**Wilpshire**

Reserved Matters (following outline)

**Decision Date:**  
05/06/2025

**Development Address:**

Parsonage Farm York Road  
Wilpshire BB1 4AE

**Development Description:**

Reserved Matters: Erection of two-bedroom detached farm workers dwelling 1.5 storey with attached single garage pursuant to Outline application 3/2021/1015.

**Grid Reference**

370099 432289

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

|  |   |  |  |
|--|---|--|--|
| <b>3/2025/0286</b>                       | <b>Worston</b><br>Variation of Condition<br><b>Development Address:</b><br>Club Farm Worston BB7 1QA  | <b>Development Description:</b><br>Variation of condition 1 (approved plans) on planning permission 3/2018/0678 (for new two storey extension to side and conversion of attached barn to existing residential dwelling; demolition of outbuildings and erection of garaging/office/store. Modification of access and landscaping works) to allow an alternative design of garage.  | <b>Grid Reference</b><br>376676 442691 |
| <b>Decision Date:</b><br>06/06/2025      |   |  |  |
| <b>Officer:</b><br><b>Decision Type:</b> | Stephen Kilmartin<br>APPROVED WITH CONDITIONS   |  |  |
| <b>3/2025/0294</b>                       | <b>Ribchester</b><br>Certificate of Lawfulness - Proposed<br><b>Development Address:</b><br>Pinfold Farm Bungalow Preston Road Ribchester PR3 3YD | <b>Development Description:</b><br>Lawful Development Certificate for a proposed triple garage with gym and office to the rear.  | <b>Grid Reference</b><br>363790 436359 |
| <b>Decision Date:</b><br>05/06/2025      |   |  |  |
| <b>Officer:</b><br><b>Decision Type:</b> | Lucy Walker<br>REFUSED  |  |  |
| <b>3/2025/0296</b>                       | <b>Aighton, Bailey &amp; Chaigley</b><br>Application for tree works<br><b>Development Address:</b><br>Dene Cottage 9 The Dene Hurst Green BB7 9QF | <b>Development Description:</b><br>T1 Ash - fell due to ash dieback. T2 - Crown reduce group of beech by 3m and crown raise to 5m. T2 looks to be an overgrown hedgerow and requires some management to maximise space in the garden, minimise failure but maintain the mature border.<br>T3 - 2 x Beech -crown reduce tree leaning towards house by 3-4m and crown reduce smallest limb on the second beech to minimise failure due to included bark. T5 Elm- Fell due to suppressed form and low amenity value<br>T6 Rowan- Fell due to suppressed form and low amenity value. | <b>Grid Reference</b><br>368322 437867 |
| <b>Decision Date:</b><br>03/06/2025      |   |  |  |
| <b>Officer:</b><br><b>Decision Type:</b> | Alex Shutt<br>APPROVED WITH CONDITIONS  |  |  |
| <b>3/2025/0331</b>                       | <b>Longridge</b><br>Applications for full consent<br><b>Development Address:</b><br>47 Lower Lane Longridge PR3 3SQ                               | <b>Development Description:</b><br>Proposed single-storey extension to rear.   | <b>Grid Reference</b><br>360859 436998 |
| <b>Decision Date:</b><br>03/06/2025      |   |  |  |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>APPROVED WITH CONDITIONS   |  |  |
| <b>3/2025/0351</b>                       | <b>Ribchester</b><br>Application for tree works in a conser<br><b>Development Address:</b><br>8 Blackburn Road Ribchester Lancashire PR3 3YP      | <b>Development Description:</b><br>Sycamore in front garden to be felled due to damage. To be replaced with a suitable tree.   | <b>Grid Reference</b><br>365060 435404 |
| <b>Decision Date:</b><br>06/06/2025      |   |  |  |
| <b>Officer:</b><br><b>Decision Type:</b> | Alex Shutt<br>APPROVED WITH CONDITIONS  |  |  |
| <b>3/2025/0368</b>                       | <b>Waddington</b><br>Discharge of Conditions<br><b>Development Address:</b><br>Waddington Hall Clitheroe Road Waddington BB7 3HP                  | <b>Development Description:</b><br>Approval of details reserved by condition 5 (Written scheme of investigation) of Listed Building Consent 3/2025/0057.   | <b>Grid Reference</b><br>372931 443805 |
| <b>Decision Date:</b><br>03/06/2025      |   |  |  |
| <b>Officer:</b><br><b>Decision Type:</b> | Ben Taylor<br>APPROVED WITH CONDITIONS  |  |  |

**3/2025/0373**

**Clitheroe**

Advertisements

**Decision Date:**  
06/06/2025

**Development Address:**

Ethos House 4 York Street Clitheroe  
BB7 2DH

**Development Description:**

Advertisement consent for 1 fascia sign and 1 double sided non-illuminated projecting sign to the front elevation.

**Grid Reference**

374457 441950

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0387**

**Bowland with Leagram**

Agricultural determination

**Decision Date:**  
05/06/2025

**Development Address:**

Leagram Mill Farm Dinkling Green  
Lane Chipping PR3 2QS

**Development Description:**

Proposed demolition of an existing agricultural building and replacement with a new storage building 18.5m long, 9m wide, 5.3m high to ridge, 3.2m high to eaves.

**Grid Reference**

363862 444145

**Officer:**

Maya Cullen

**Decision Type:**

PERMISSION NOT REQUIRED