



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 13 June 2025

<b>3/2024/0482</b>	<b>Mellor</b> Applications for full consent <b>Development Address:</b> Hawkshaw Farm Clayton le Dale BB2 7JA	<b>Development Description:</b> Regularisation of change of use of land for additional animal enclosures and play areas associated with the farm park.	<b>Grid Reference</b> 365633 432313
<b>Decision Date:</b> 06/06/2025	<b>Officer:</b> Kathryn Hughes <b>Decision Type:</b> APPROVED WITH CONDITIONS		
<b>3/2025/0088</b>	<b>Mellor</b> Applications for full consent <b>Development Address:</b> Lower Reaps Farm Whinney Lane Mellor BB2 7EL	<b>Development Description:</b> Variation of condition 2 (approved plans) of planning permission 3/2022/1165 for proposed refurbishment of existing farm house, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.	<b>Grid Reference</b> 366124 430211
<b>Decision Date:</b> 13/06/2025	<b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS		
<b>3/2025/0089</b>	<b>Mellor</b> Alter or Extend a Listed Building <b>Development Address:</b> Lower Reaps Farm Whinney Lane Mellor BB2 7EL	<b>Development Description:</b> Variation of condition 2 (approved plans) of listed building consent 3/2022/1166 for proposed refurbishment of existing farmhouse, conversion of existing attached and detached barns to create three new dwellings, conversion of outbuildings for associated residential use and external works.	<b>Grid Reference</b> 366124 430211
<b>Decision Date:</b> 13/06/2025	<b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS		
<b>3/2025/0117</b>	<b>Rimington and Middop</b> Alter or Extend a Listed Building <b>Development Address:</b> Mulberry Grange Cross Hill Lane Rimington BB7 4EE	<b>Development Description:</b> Listed Building Consent for reinstatement of four window openings, replacement of solid door with timber / glazed section and removal of unauthorised pergola.	<b>Grid Reference</b> 382493 446284
<b>Decision Date:</b> 06/06/2025	<b>Officer:</b> Ben Taylor <b>Decision Type:</b> APPROVED WITH CONDITIONS		
<b>3/2025/0118</b>	<b>Rimington and Middop</b> Applications for full consent <b>Development Address:</b> Mulberry Grange Cross Hill Lane Rimington BB7 4EE	<b>Development Description:</b> 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.	<b>Grid Reference</b> 382493 446284
<b>Decision Date:</b> 06/06/2025	<b>Officer:</b> Ben Taylor <b>Decision Type:</b> APPROVED WITH CONDITIONS		

**3/2025/0160**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Decision Date:**  
11/06/2025

**Development Address:**

Hazelmere Longridge Road Hurst  
Green BB7 9QP

**Officer:**  
**Decision Type:**

Maya Cullen  
REFUSED

**Development Description:**

Proposed demolition of existing holiday let chalet and replacement with one single-storey two-bedroom holiday-let. Alterations to existing access and with replacement entrance gates and pillars.

**Grid Reference**  
367308 437908

**3/2025/0171**

**Billington and Langho**

Applications for full consent

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

**Development Address:**

Lower Fold Stables Northcote Road  
Langho BB6 8BE

**Officer:**  
**Decision Type:**

Kathryn Hughes  
APPROVED WITH CONDITIONS

**Development Description:**

Change of use of building and associated land from Stables and Dog Groomers (Sui Generis) to an Animal Physiotherapy Centre (Sui Generis).

**Grid Reference**  
370347 435751

**3/2025/0187**

**Chatburn**

Applications for full consent

**Decision Date:**  
09/06/2025

**Development Address:**

10 Ribblesdale View Chatburn BB7  
4BB

**Officer:**  
**Decision Type:**

Emily Pickup  
APPROVED WITH CONDITIONS

**Development Description:**

Proposed demolition of existing conservatory and erection of single-storey extension to rear.

**Grid Reference**  
377088 444214

**3/2025/0202**

**Clitheroe**

Applications for full consent

**Decision Date:**  
10/06/2025

**Development Address:**

3 Wyre Close Clitheroe BB7 2FN

**Officer:**  
**Decision Type:**

Emily Pickup  
APPROVED WITH CONDITIONS

**Development Description:**

Proposed single-storey flat-roof extension with lantern light to rear.

**Grid Reference**  
373104 441061

**3/2025/0222**

**Ribchester**

Applications for full consent

**Decision Date:**  
11/06/2025

**Development Address:**

Tillycliffe Cottage 11 New Row  
Cottages Clitheroe Road Knowle  
Green Ribchester PR3 2YS

**Officer:**  
**Decision Type:**

Lucy Walker  
APPROVED WITH CONDITIONS

**Development Description:**

Proposed garden room/summer house.

**Grid Reference**  
364940 438189

**3/2025/0223**

Applications for full consent

**Decision Date:**  
12/06/2025

**Development Address:**

21 Park Avenue Clitheroe BB7 2HP

**Officer:**  
**Decision Type:**

Emily Pickup  
APPROVED WITH CONDITIONS

**Development Description:**

Proposed two-storey extension to side.

**Grid Reference**  
374321 442337

<b>3/2025/0243</b>	<b>Chatburn</b> Applications for full consent <b>Development Address:</b> 7 Old Road Chatburn BB7 4AB	<b>Development Description:</b> Proposed extension to rear, raised patio to the side of the proposed extension and ramp to the side of the house providing access to the patio and the rear of the house.	<b>Grid Reference</b> 376648 444056
<b>Decision Date:</b> 10/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<b>3/2025/0245</b>	<b>Longridge</b> Applications for full consent <b>Development Address:</b> 56 Chaigley Road Longridge PR3 3TQ	<b>Development Description:</b> Proposed new front porch and rebuilding of existing bay window. Alterations to include amendments to external materials, alterations to fenestration and replacement of windows.	<b>Grid Reference</b> 360938 437831
<b>Decision Date:</b> 13/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		
<b>3/2025/0254</b>	<b>Longridge</b> Applications for full consent <b>Development Address:</b> Silver Grove Chapel Brow Longridge PR3	<b>Development Description:</b> Proposed single storey extension to rear.	<b>Grid Reference</b> 360548 436648
<b>Decision Date:</b> 11/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0265</b>	<b>Chipping</b> Applications for full consent <b>Development Address:</b> Police House Garstang Road Chipping PR3 2QH	<b>Development Description:</b> Proposed single-storey rear and side extension.	<b>Grid Reference</b> 361992 443144
<b>Decision Date:</b> 11/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0286</b>	<b>Worston</b> Variation of Condition <b>Development Address:</b> Club Farm Worston BB7 1QA	<b>Development Description:</b> 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> 376676 442691
<b>Decision Date:</b> 06/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<b>3/2025/0319</b>	<b>Mellor</b> Certificate of Lawfulness - Existing <b>Development Address:</b> Meadow Brook Barn Saccary Lane Mellor BB1 9DW	<b>Development Description:</b> Certificate of Lawfulness for existing use as B8 commercial storage.	<b>Grid Reference</b> 366336 432183
<b>Decision Date:</b> 13/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen REFUSED		

<b>3/2025/0320</b>	<b>Grindleton</b> Certificate of Lawfulness - proposed <b>Development Address:</b> Green End Sawley Road Grindleton BB7 4RS	<b>Development Description:</b> Certificate of Lawfulness for proposed installation of low profile wet system underfloor heating to kitchen/utility room.	<b>Grid Reference</b> 377292 446714
<b>Decision Date:</b> 11/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED NO CONDITIONS		
<b>3/2025/0321</b>	<b>Grindleton</b> Certificate of Lawfulness - proposed <b>Development Address:</b> Green End Sawley Road Grindleton BB7 4RS	<b>Development Description:</b> Certificate of Lawfulness for proposed installation of kitchen floor tiles and kitchen units.	<b>Grid Reference</b> 377292 446714
<b>Decision Date:</b> 11/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED NO CONDITIONS		
<b>3/2025/0322</b>	<b>Grindleton</b> Certificate of Lawfulness - proposed <b>Development Address:</b> Green End Sawley Road Grindleton BB7 4RS	<b>Development Description:</b> Certificate of Lawfulness for proposed installation of bathroom floor tiles and bathroom fittings.	<b>Grid Reference</b> 377292 446714
<b>Decision Date:</b> 11/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED NO CONDITIONS		
<b>3/2025/0334</b>	<b>Balderstone</b> Applications for full consent <b>Development Address:</b> St Leonard's C E Primary School Commons Lane Balderstone BB2 7LL	<b>Development Description:</b> Replacement of the timber cladding, windows and doors with new components.	<b>Grid Reference</b> 363170 432276
<b>Decision Date:</b> 12/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0345</b>	<b>Wilpshire</b> Application for tree works <b>Development Address:</b> 5 Somerset Avenue Wilpshire BB1 9JD	<b>Development Description:</b> Crown lift T018 lime tree to 5.2m for highway clearance.	<b>Grid Reference</b> 368734 432719
<b>Decision Date:</b> 13/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Alex Shutt APPROVED WITH CONDITIONS		
<b>3/2025/0351</b>	<b>Ribchester</b> Application for tree works in a conser <b>Development Address:</b> 8 Blackburn Road Ribchester Lancashire PR3 3YP	<b>Development Description:</b> Sycamore in front garden to be felled due to damage. To be replaced with a suitable tree.	<b>Grid Reference</b> 365060 435404
<b>Decision Date:</b> 06/06/2025			
<b>Officer:</b> <b>Decision Type:</b>	Alex Shutt APPROVED WITH CONDITIONS		

<b>3/2025/0354</b>	<b>Clayton-le-Dale</b>	<b>Grid Reference</b>
	Application for tree works	368273 432689
<b>Decision Date:</b> 13/06/2025	<b>Development Address:</b> Hazeldene Care Home 49 Ribchester Road Wilpshire BB1 9HU	<b>Development Description:</b> T1 (Horse Chestnut) - Canopy spread reduction, T4 (Copper Beech) - To be felled due to decay, T7 (Oak) - Reduce the spread of low branches over lawn by 25%.
<b>Officer:</b> <b>Decision Type:</b>	Alex Shutt APPROVED WITH CONDITIONS	

<b>3/2025/0373</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
	Advertisements	374457 441950
<b>Decision Date:</b> 06/06/2025	<b>Development Address:</b> Ethos House 4 York Street Clitheroe BB7 2DH	<b>Development Description:</b> Advertisement consent for 1 fascia sign and 1 double sided non-illuminated projecting sign to the front elevation.
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS	

<b>3/2025/0393</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
	Applications for full consent	374216 442445
<b>Decision Date:</b> 11/06/2025	<b>Development Address:</b> Nearfield Eastham Street Clitheroe Lancashire BB7 2HY	<b>Development Description:</b> Proposed garden room extension and solar panels to existing roof.
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS	

<b>3/2025/0404</b>	<b>Wiswell</b>	<b>Grid Reference</b>
	Application for tree works	374077 437989
<b>Decision Date:</b> 13/06/2025	<b>Development Address:</b> Sheepfold Crescent Barrow Lancashire BB7 9XS	<b>Development Description:</b> Various Tree works within G1:- T171 (Oak) Minor Pruning. G1A (2 x elder) and T3 (Hawthorn) prune back to railings boundary. T5 (Oak) crown lift and lateral reduction to 4m over road. T1 and T2 (2 x Larch) and T4 (Oak) Lateral reduction to create 2m clearance with property.
<b>Officer:</b> <b>Decision Type:</b>	Alex Shutt APPROVED WITH CONDITIONS	

<b>3/2025/0406</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
	Advertisements	374346 441865
<b>Decision Date:</b> 13/06/2025	<b>Development Address:</b> 39 Castle Street Clitheroe BB7 2BT	<b>Development Description:</b> Advertisement consent for 1 x aluminium fascia sign, 1 x aluminium projecting sign and 1 x goods entrance sign (rear).
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS	

<b>3/2025/0438</b>	<b>Longridge</b>	<b>Grid Reference</b>
	Non-Material amendment	359825 435977
<b>Decision Date:</b> 11/06/2025	<b>Development Address:</b> Land west of Preston Road Longridge PR3 3BE	<b>Development Description:</b> Non-material amendment of Planning Permission 3/2023/0100 involving change of playground equipment.
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS	