



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 27 June 2025

3/2024/0214	Whalley Applications for full consent	Development Description: Regularisation of change of use from Class B2/B8 (general industrial) to Class E (commercial business and service), provision of mezzanine floor and extension of opening hours to 6.30am to 9.00 pm Monday to Friday, 7.00 am to 4.00 pm on Saturdays and 7.00 am to 1.00 pm on Sundays.	Grid Reference 372773 437412
Decision Date: 24/06/2025	Development Address: Unit 45 Mitton Business Park Mitton Road Whalley BB7 9YE		
Officer: Decision Type:	Stephen Kilmartin REFUSED		
3/2025/0177	Waddington Alter or Extend a Listed Building	Development Description: Listed Building Consent for the proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse.	Grid Reference 373282 444679
Decision Date: 26/06/2025	Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0196	Billington and Langho Outline	Development Description: Outline planning application for up to 300 residential dwellings, associated access, rail station car park, green infrastructure and sustainable drainage systems (all matters reserved except for access).	Grid Reference 370230 434438
Decision Date: 27/06/2025	Development Address: Land off Longsight Road Langho bounded by the railway Northcote Park and Wildmans Farm,		
Officer: Decision Type:	Kathryn Hughes REFUSED		
3/2025/0198	Waddington Applications for full consent	Development Description: Proposed conversion of Green Barn to create 1no dwelling with associated parking and amenity space. Conversion of Outbuilding 02 to form 2no storage / workshop spaces to serve the proposed barn conversion and Eaves House Farm. Partial Conversion of Outbuilding 01 to form new home office in relation to the existing listed farmhouse	Grid Reference 373282 444679
Decision Date: 26/06/2025	Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0237	Read Applications for full consent	Development Description: Proposed demolition of single-storey extension to side, conversion of existing integral garage to habitable room, erection of single-storey extension to side and front and erection of a porch/entrance extension to front.	Grid Reference 376502 434754
Decision Date: 24/06/2025	Development Address: High Meadow Church Close Read BB12 7RJ		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2025/0269	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference
Decision Date: 23/06/2025	Discharge of Conditions Development Address: Meargill Farm Holden Lane Bolton by Bowland BB7 4LZ	376389 451206
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS	Development Description: Approval of details reserved by conditions 4 (materials), 12 (bat and bird boxes), 15 (cycle storage), 16 (electric vehicle charging) and 17 (drainage strategy) on planning permission 3/2024/0981.

3/2025/0274	Longridge	Grid Reference
Decision Date: 25/06/2025	Alter or Extend a Listed Building Development Address: 12 Higher Road Longridge PR3 3SX	360805 437359
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	Development Description: Listed Building Consent for replacement of rear porch, external steps and railings.

3/2025/0287	Bashall Eaves and Mitton	Grid Reference
Decision Date: 23/06/2025	Applications for full consent Development Address: Mason House Farm Clitheroe Road Bashall Eaves BB7 3DD	369058 443824
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	Development Description: Proposed calf shed and welfare building.

3/2025/0291	Ribchester	Grid Reference
Decision Date: 25/06/2025	Applications for full consent Development Address: White Carr Farm Dilworth Bottoms Ribchester PR3 3ZB	363351 437286
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	Development Description: Proposed two-storey side extension to existing dwelling and internal alterations to enhance accessibility.

3/2025/0302	Longridge	Grid Reference
Decision Date: 26/06/2025	Technical Details following Applicat Development Address: The Stables Chaigley Road Longridge PR3 3TQ	361167 437895
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	Development Description: Technical details following permission in principle for the erection of one self-build dwelling.

3/2025/0324	Longridge	Grid Reference
Decision Date: 25/06/2025	Applications for full consent Development Address: 12 Higher Road Longridge PR3 3SX	360805 437359
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	Development Description: Planning Permission for replacement of rear porch, external steps and railings.

3/2025/0327	Aighton, Bailey & Chaigley Agricultural determination	Grid Reference 366298 438258
Decision Date: 27/06/2025	Development Address: Carlinghurst Farm Huntingdon Hall Lane Ribchester PR3 2ZT	Development Description: Prior approval for a proposed open-fronted silage clamp 32m long, 13.72m wide, 8.43m high to eaves, 10.95m high to ridge.
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED	

3/2025/0333	Ramsgreave Applications for full consent	Grid Reference 368593 432081
Decision Date: 24/06/2025	Development Address: 27 Knowsley Road Wilpshire BB1 9PX	Development Description: Proposed single-storey extension to rear. Alterations to windows to side and rear elevation.
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2025/0340	Billington and Langho Prior approval of a proposed enlarge	Grid Reference 372760 435573
Decision Date: 24/06/2025	Development Address: 36 Painter Wood Whalley Old Road Billington BB7 9JD	Development Description: Prior notification for enlargement of dwelling by construction of one additional storey.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2025/0344	Whalley Applications for full consent	Grid Reference 372739 436487
Decision Date: 24/06/2025	Development Address: 6 Nab View Whalley BB7 9YG	Development Description: Regularisation of conversion of garage to home gym and store.
Officer: Decision Type:	Maya Cullen REFUSED	

3/2025/0347	Longridge Certificate of Lawfulness - Proposed	Grid Reference 360645 436934
Decision Date: 24/06/2025	Development Address: 10 Highfield Drive Longridge PR3 3SN	Development Description: Certificate of Lawfulness for proposed single-storey extension to rear, hip to gable extension and a dormer window to the rear roof slope. Addition of two velux windows to the front roof slope and a window to the side (gable) elevation.
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED	

3/2025/0350	Waddington Application for tree works in a conser	Grid Reference 372628 444005
Decision Date: 25/06/2025	Development Address: Glebe House Slaidburn Road Waddington BB7 3JQ	Development Description: T1 (Ash Tree) - Fell due to having died, T2 (Lime Tree), T3 (Oak), T4 (Oak), T5 (Beech), T6 (Oak) To be reduced by 20ft back to original reduction, T7 (Ash) - Reduce by 15ft.
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS	

3/2025/0375	Salesbury Discharge of Conditions Development Address: Wheatley Barn Farm Longsight Road Copster Green BB1 9ES	Development Description: Approval of details reserved by condition 5 (bird nesting survey) of planning permission 3/2025/0013.	Grid Reference 368012 434276
Decision Date: 26/06/2025	Officer: Lucy Walker Decision Type: APPROVED WITH CONDITIONS		
3/2025/0403	Billington and Langho Non-Material amendment Development Address: 11 Bridge End Whalley Road Billington BB7 9NU	Development Description: Non Material amendment to 3/2024/0557, involving the movement of a supporting column at the bottom of upperflight of stone steps by approx 0.78m to lie at the outer edge of property boundary.	Grid Reference 373230 435896
Decision Date: 25/06/2025	Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS		
3/2025/0425	Aighton, Bailey & Chaigley Agricultural determination Development Address: Land off Longridge Road Hurst Green BB7 9QP	Development Description: Prior approval of an extension to existing agricultural building for hay and straw.	Grid Reference 367109 438189
Decision Date: 23/06/2025	Officer: Maya Cullen Decision Type: PERMISSION NOT REQUIRED		
3/2025/0427	Bolton-by-Bowland, Gisburn Forest and Sawley Application for tree works in a conser Development Address: Riverside Lodge Sawley Old Brow Sawley Clitheroe BB7 4LF	Development Description: T1 and T2 (Beech) Crown lift to 5 metre and to be deadwood. T3 (Conifers) ,T4 (Pine) ,T5 (Conifer) and T6 (Conifer) all to be felled.	Grid Reference 377779 446645
Decision Date: 24/06/2025	Officer: David Hewitt Decision Type: APPROVED WITH CONDITIONS		
3/2025/0433	Ramsgreave Agricultural determination Development Address: Haggs Hall Fields Midge Hall Farm Ramsgreave BB1 9DS	Development Description: Prior approval for a proposed agricultural building, 18.29m long, 15.24m wide, 4.27m high to eaves, 6.27m high to ridge.	Grid Reference 367074 432057
Decision Date: 23/06/2025	Officer: Lucy Walker Decision Type: PERMISSION NOT REQUIRED		
3/2025/0436	Clitheroe Alter or Extend a Listed Building Development Address: The Grand at Clitheroe 14-18 York Street Clitheroe BB7 2DL	Development Description: Listed Building Consent for proposed external repairs, window replacement and fenestration amendments, painting of exterior, re-roofing, external sign.	Grid Reference 374534 441997
Decision Date: 27/06/2025	Officer: Stephen Kilmartin Decision Type: APPROVED WITH CONDITIONS		

3/2025/0439

Barrow

Agricultural determination

Decision Date:
25/06/2025

Development Address:

Thorneyholme Whalley Road
Barrow BB7 9BA

Development Description:

Prior approval for a proposed agricultural track, 85m long and 4m wide.

Grid Reference

374011 438687

Officer:

Lucy Walker

Decision Type:

PERMISSION NOT REQUIRED

3/2025/0440

Slaidburn & Easington

Agricultural determination

Decision Date:
25/06/2025

Development Address:

Brook House Green Hole House
Lane Slaidburn BB7 4TS

Development Description:

Prior approval for cattle building (39.55m long, 3.98m height to eaves, 35m width, 5.94m height to ridge) with covered muck midden and silo including provision of new access road and yard.

Grid Reference

373924 454621

Officer:

Emily Pickup

Decision Type:

REFUSED

3/2025/0446

Bolton-by-Bowland, Gisburn Forest and Sawley

Agricultural determination

Decision Date:
26/06/2025

Development Address:

Higher Flass Farm Settle Road
Bolton By Bowland Lancashire

Development Description:

Prior approval for a steel portal frame agricultural building to cover the farm muck midden - length 16m, height to eaves 4m, width 10m, height to ridge 5m.

Grid Reference

379107 453135

Officer:

Emily Pickup

Decision Type:

PERMISSION NOT REQUIRED

3/2025/0485

Clitheroe

Non-Material amendment

Decision Date:
27/06/2025

Development Address:

land at former Higher Standen Farm
(adj Swardean Way Valley Lane
Higher Peak Crescent South Gate
Broomfield Street) Pendle Road
Clitheroe BB7 1PP

Development Description:

Non-material amendment to application 3/2023/0305 involving amendments to the external plant area behind the building.

Grid Reference

374861 440664

Officer:

Stephen Kinnaman

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0486

Clitheroe

Discharge of Conditions

Decision Date:
27/06/2025

Development Address:

land at former Higher Standen Farm
(adj Swardean Way Valley Lane
Higher Peak Crescent South Gate
Broomfield Street) Pendle Road
Clitheroe BB7 1PP

Development Description:

Approval of details reserved by conditions 3 (external materials), 8 (visibility splays), 13 (flood risk assessment), 10 (cycle storage plan) and 16 (verification of SW drainage system) of planning permission 3/2023/0305.

Grid Reference

374861 440664

Officer:

Stephen Kinnaman

Decision Type:

APPROVED WITH CONDITIONS