



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 4 July 2025

3/2021/0674	Slaidburn & Easington	Grid Reference
	Outline	373588 452606
Decision Date:	Development Address:	Development Description:
04/07/2025	Lower Edge Farm Tinklers Lane Slaidburn BB7 4TP	Outline planning application for the erection of one agricultural worker's dwelling (all matters reserved).
Officer:	Stephen Kilmartin	
Decision Type:	APPROVED WITH CONDITIONS	

3/2024/0863	Ribchester	Grid Reference
	S.106 Variation	364962 435969
Decision Date:	Development Address:	Development Description:
04/07/2025	Beck House Stoneygate Lane Ribchester PR3 3YN	Proposed discharge of S106 Agreement dated 21 December 1999 which tied the annexe accommodation to occupancy by dependent family members.
Officer:	Ben Taylor	
Decision Type:	REFUSED	

3/2024/0906	Billington and Langho	Grid Reference
	Advertisements	370347 435751
Decision Date:	Development Address:	Development Description:
30/06/2025	Lower Fold Stables Northcote Road Langho BB6 8BE	Advertisement consent for two free-standing 1500mm x 1000mm composite signs on reverse mounted black steel posts and one 2800mm x 800mm composite tray sign mounted on cladding of existing barn.
Officer:	Kathryn Hughes	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0225	Balderstone	Grid Reference
	Advertisements	362110 431426
Decision Date:	Development Address:	Development Description:
30/06/2025	BAE Systems Samlesbury Aerodrome Balderstone BB2 7LF	Erection of 8 non-illuminated signs of differing sizes positioned in five locations around the site, including 4 on roundabout.
Officer:	Kathryn Hughes	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0234	Longridge	Grid Reference
	Applications for full consent	360195 436950
Decision Date:	Development Address:	Development Description:
04/07/2025	Mill Farm Preston Road Longridge PR3 3AN	Proposed removal of existing offices and storage containers and construction of new single-storey cheese processing area and new roof over external storage areas including solar panels.
Officer:	Maya Cullen	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0315

Aighton, Bailey & Chaigley

Alter or Extend a Listed Building

Decision Date:
04/07/2025

Development Address:

Stonyhurst College Avenue Road
Hurst Green Clitheroe BB7 9PZ

Officer:

Maya Cullen

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

369010 439041

Development Description:

Listed Building Consent for reconfiguration of the art department entrance and reconfiguration of the CCF and IT classrooms to create Textiles and Design Technology teaching spaces.

3/2025/0341

Chipping

Applications for full consent

Decision Date:
04/07/2025

Development Address:

Tillotsons Arms 18 Talbot Street
Chipping PR3 2QE

Officer:

Maya Cullen

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

362309 443316

Development Description:

Regularisation of unauthorised removal of first floor front timber bay window and replacement with upvc window and metal balustrade.

3/2025/0358

Rimington and Middop

Certificate of Lawfulness - Proposed

Decision Date:
30/06/2025

Development Address:

Ing End Barn Skelern Lane
Rimington BB7 4EH

Officer:

Emily Pickup

Decision Type:

REFUSED

Grid Reference

381681 444774

Development Description:

Certificate of Lawfulness for proposed single-storey extension to side and single-storey extension to rear.

3/2025/0360

Longridge

Discharge of Conditions

Decision Date:
02/07/2025

Development Address:

Writtenstone Farm Writtenstone
Lane Longridge PR3 2ZN

Officer:

Ben Taylor

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

362578 437851

Development Description:

Approval of details reserved by conditions 17 (bat and bird boxes), 19 (biodiversity gain plan), 20 (habitat management and monitoring plan), 25 (construction management plan) 26 (archaeological building recording) and 27 (surface water drainage) on planning permission 3/2024/0622.

3/2025/0361

Longridge

Discharge of Conditions

Decision Date:
02/07/2025

Development Address:

Writtenstone Farm Writtenstone
Lane Longridge PR3 2ZN

Officer:

Ben Taylor

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

362578 437851

Development Description:

Approval of details reserved by conditions 13 (bird and bat boxes) and 14 (archaeological building record) of listed building consent 3/2024/0623.

3/2025/0366

Wilpshire

Application for tree works

Decision Date:
02/07/2025

Development Address:

69 The Rydings Langho BB6 8BQ

Officer:

Alex Shutt

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

369199 433900

Development Description:

T1 Beech - Crown raise to 4m and crown clean and thin canopy by 20% to enable light penetration , but no reduction in height.

3/2025/0388	Clitheroe Discharge of Conditions Development Address: 30 Pimlico Village Pimlico Road Clitheroe BB7 4PZ	Development Description: Approval of details reserved by condition 3 (materials) of planning permission 3/2024/0500	Grid Reference 374878 443268
Decision Date: 01/07/2025			
Officer: Decision Type:	Emily Pickup partial discharge		
3/2025/0391	Mellor Applications for full consent Development Address: 22 St Marys Gardens Mellor Lancashire BB2 7JW	Development Description: Proposed replacement of existing conservatory with single storey rear extension with mono-pitched tiled roof and alteration to existing window to front elevation.	Grid Reference 365345 430742
Decision Date: 01/07/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0395	Whalley Certificate of Lawfulness - Proposed Development Address: 38 Beech Drive Whalley BB7 9RA	Development Description: Certificate of Lawfulness for proposed single-storey extension to rear.	Grid Reference 372065 437368
Decision Date: 02/07/2025			
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED		
3/2025/0396	Waddington Application for tree works Development Address: 61 Rowan Avenue Shireburn Caravan Park Edisford Road Waddington BB7 3NF	Development Description: Two sycamores to be crown raised/lifted.	Grid Reference 372607 441971
Decision Date: 04/07/2025			
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS		
3/2025/0410	Whalley Certificate of Lawfulness - Proposed Development Address: 29 Deer Park Crescent Whalley Clitheroe BB7 9XH	Development Description: Certificate of Lawfulness for proposed loft conversion with insertion of velux roof light to front and dormer extension to rear.	Grid Reference 373743 436622
Decision Date: 03/07/2025			
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED		
3/2025/0419	Clitheroe Application for tree works in a conser Development Address: Clitheroe Castle Clitheroe BB7 1BG	Development Description: Fell three self-seeded multi-stemmed sycamores (G1) and stump grind to enable repair of wall, and replant three replacement sycamore, oak and lime saplings sourced from the castle grounds in the immediate vicinity.	Grid Reference 374244 441693
Decision Date: 04/07/2025			
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS		

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3/2025/0437	Clitheroe Applications for full consent Development Address: The Grand at Clitheroe 14-18 York Street Clitheroe BB7 2DL	Development Description: Planning Permission for proposed external window alterations and former shop front alteration. External painting and signage.	Grid Reference 374534 441997
Decision Date: 02/07/2025			
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		
3/2025/0474	Wiswell Application for tree works in a conser Development Address: Fair View Pendleton Road Wiswell BB7 9BU	Development Description: Remove Damson tree (T2). Remove hedge (H2) and Beech (T1) and replant. Remove Eucalyptus (T5). Re-site Norway Maple (T7) to current Eucalyptus (T5) position.	Grid Reference 374593 437433
Decision Date: 04/07/2025			
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS		
3/2025/0488	Wiswell Application for tree works Development Address: Land adjacent to 18 Barrow Brook Close Barrow BB7 9UN	Development Description: Crown lift T2, 3, 4, 5, 6, 7, 8, 9 to 5m removing small stem growth material and the removal of the ends of the larger lower branch tip ends. Reduce remaining tree crowns of T7 and 9 back to achieve 3m clearance from property. Remove self-sown trees from wall on the southern side of the waterway and remove dead and weak self-sown tree stems. Branches left onside for habitat.	Grid Reference 373700 438222
Decision Date: 01/07/2025			
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS		
3/2025/0501	Waddington Application for tree works Development Address: Land adjacent 53 Shireburn Caravan Park Edisford Road Clitheroe BB7 3LB	Development Description: Crown raise and lift. Chestnut tree next to laundry building	Grid Reference 372541 442053
Decision Date: 04/07/2025			
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS		
3/2025/0510	Mellor Discharge of Conditions Development Address: Victoria Terrace Mellor Brow BB2 7PL	Development Description: Approval of details reserved by condition 5 (landscaping scheme) of planning permission 3/2023/0390.	Grid Reference 364149 431053
Decision Date: 01/07/2025			
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		