



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 11 July 2025

3/2024/0991

Gisburn

Alter or Extend a Listed Building

Decision Date:
09/07/2025

Development Address:

White Bull Hotel Main Street
Gisburn BB7 4HE

Development Description:

Listed Building Consent for the replacement of existing signs, lighting and re-painting of the exterior.

Grid Reference

382890 448833

Officer:

Ben Taylor

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0059

Clitheroe

Discharge of Conditions

Decision Date:
11/07/2025

Development Address:

St James C of E Primary School
Greenacre Street Clitheroe BB7 1ED

Development Description:

Approval of details reserved by conditions 5 (phasing) and 6 (construction management plan) of planning permission 3/2021/0731.

Grid Reference

374169 441288

Officer:

Kathryn Hughes

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0065

Screening Opinion

Decision Date:
09/07/2025

Development Address:

Lower Elker Farm Elker Lane
Billington BB7 9HZ

Development Description:

Request for Screening Opinion for proposed installation of solar farm and associated infrastructure.

Grid Reference

371311 435872

Officer:

Lyndsey Hayes

Decision Type:

ENVIRONMENTAL IMPACT ASSESSMENT NOT NECESSA

3/2025/0208

Chipping

Alter or Extend a Listed Building

Decision Date:
07/07/2025

Development Address:

Barn at Talbot hotel (3b and 3c)
Talbot Street Chipping PR3 2QE

Development Description:

Listed Building Consent for addition of new antique black iron air extract bricks to the external facade and new aco drain around garden fencing.

Grid Reference

362283 443328

Officer:

Kathryn Hughes

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0253

Clitheroe

Certificate of Lawfulness - Existing

Decision Date:
11/07/2025

Development Address:

1 Hillside View Clitheroe BB7 1GT

Development Description:

Certificate of Lawfulness for existing garden room extension.

Grid Reference

375294 440877

Officer:

Emily Pickup

Decision Type:

APPROVED NO CONDITIONS

3/2025/0268	Billington and Langho Non-Material amendment Development Address: 26 Whalley Road Langho BB6 8EJ	Development Description: Non material amendment to planning permission 3/2012/0034 involving alterations to the design of the previously approved side extension which remains extant following the implementation of other elements of the approved scheme.	Grid Reference 370183 433762
Decision Date: 11/07/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0284	Thornley-with-Wheatley Applications for full consent Development Address: Little Town Farm Chipping Road Thornley PR3 2TB	Development Description: Proposed alterations to vehicular access from Chipping Lane to include widening of access track, creation of pedestrian footpath and erection of fencing.	Grid Reference 361323 438940
Decision Date: 10/07/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0309	Chipping Discharge of Conditions Development Address: 1-3 Windy Street Chipping PR3 2GD	Development Description: Approval of details reserved by condition 4 (written scheme of investigation), 5 (window schedule), 6 (sections, joinery and railing details) and 7 (doors and lime render) of Listed Building Consent 3/2024/0543.	Grid Reference 362272 443289
Decision Date: 07/07/2025			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2025/0310	Chipping Discharge of Conditions Development Address: 1-3 Windy Street Chipping PR3 2GD	Development Description: Approval of details reserved by condition 4 (doors, windows, rooflights and render) of planning permission 3/2024/0784.	Grid Reference 362272 443289
Decision Date: 07/07/2025			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2025/0328	West Bradford Alter or Extend a Listed Building Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF	Development Description: Listed Building Consent for proposed ground floor WC room within the existing utility room.	Grid Reference 373279 444677
Decision Date: 11/07/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0353	Wiswell Application for tree works Development Address: 7 Stonewater Close Barrow Clitheroe BB7 9ZU	Development Description: T1, T2, T3 (Poplar) Crown lift and pruning of overhanging branches.	Grid Reference 373669 437809
Decision Date: 11/07/2025			
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS		

3/2025/0377	Mearley PRIOR NOTIFICATION OF AGRIC E Development Address: Fields Farm Mearley Pendleton BB7 1PU	Development Description: Prior approval for the proposed change of use of a former agricultural building to one dwellinghouse under Schedule 2, Part 3 Class Q of the GPDO.	Grid Reference 376720 441477
Decision Date: 09/07/2025			
Officer: Decision Type:	Ben Taylor REFUSED		
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3/2025/0389	Wiswell Discharge of Conditions Development Address: Wiswell Manor Pendleton Road Wiswell BB7 9BZ	Development Description: Approval of details reserved by conditions 3 (materials), 4 (Biodiversity gain plan and the statutory biodiversity condition) and 5 (Habitat Management and Monitoring) of planning permission 3/2024/0826.	Grid Reference 375118 438101
Decision Date: 10/07/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
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3/2025/0402	Billington and Langho Application for tree works Development Address: 79 The Rydings Langho BB6 8BQ	Development Description: 3 x Copper Beech Tree's (G22) to be crown lifted by 4m, no reduction in height.	Grid Reference 369145 433876
Decision Date: 11/07/2025			
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS		
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3/2025/0405	Longridge Prior Notification of change of use f Development Address: 4 Towneley Road Longridge PR3 3EA	Development Description: Prior approval for the change of use of the upper floor and rear of ground floor from commercial (Class E) to dwellinghouse (Class C3) under Part 3 Class MA of the GDPO.	Grid Reference 360271 437490
Decision Date: 11/07/2025			
Officer: Decision Type:	Maya Cullen REFUSED		
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3/2025/0420	Clitheroe Application for tree works in a conser Development Address: Candlemakers Court Clitheroe BB7 1AH	Development Description: Remove tree T372 to ground level, prune T377 and T378 to clear building by 3m.	Grid Reference 374495 441715
Decision Date: 11/07/2025			
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS		
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3/2025/0447	Longridge Prior notification of proposed larger h Development Address: 3 Alston Court Lower Lane Longridge PR3 2XD	Development Description: Prior approval for a larger home extension, proposed sun room - 8m long, 3.35m high (max) and 2.46m high to eaves. To include demolition of existing conservatory.	Grid Reference 360979 436972
Decision Date: 07/07/2025			
Officer: Decision Type:	Lucy Walker PRIOR APPROVAL GRANTED		

3/2025/0458

Ribchester

Application for tree works in a conser

Decision Date:
11/07/2025

Development Address:

9 Church Street Ribchester PR3
3XP

Development Description:

Fell Cherry tree

Grid Reference

365034 435156

Officer:

Alex Shutt

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0465

Longridge

Application for tree works in a conser

Decision Date:
11/07/2025

Development Address:

16 Dilworth Lane Longridge Preston
PR3 3SU

Development Description:

Removal of willow tree due to heavily leaning towards the
road and pavement.

Grid Reference

360823 437330

Officer:

Alex Shutt

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0495

Balderstone

Agricultural determination

Decision Date:
08/07/2025

Development Address:

Bowker Farming Woods Brow
Balderstone BB2 7LG

Development Description:

Prior notification for proposed cattle shed 36.4m long,
18.27m wide 5.06m high to eaves, 6.0m high to ridge under
part 6 Class A of the GDPO.

Grid Reference

361857 431879

Officer:

Lucy Walker

Decision Type:

PERMISSION REQUIRED