



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 18 July 2025

3/2025/0172

Decision Date:
17/07/2025

Officer:
Decision Type:

Applications for full consent
Development Address:
20 Old Hive Fish House Lane
Chipping PR3 2QQ

Maya Cullen
APPROVED WITH CONDITIONS

Development Description:

Proposed installation of air source heat pump to rear with acoustic screen

Grid Reference

361801 443545

3/2025/0230

Decision Date:
18/07/2025

Officer:
Decision Type:

Balderstone
Applications for full consent
Development Address:
Unit 1 The Myerscough Myerscough
Smithy Road Balderstone BB2 7LE

Lucy Walker
APPROVED WITH CONDITIONS

Development Description:

Proposed extension to rear.

Grid Reference

361846 431197

3/2025/0272

Decision Date:
18/07/2025

Officer:
Decision Type:

Ribchester
Discharge of Conditions
Development Address:
Land adjacent to 2 Hospital
Cottages Ribchester Road
Ribchester PR3 3YA

Lucy Walker
APPROVED WITH CONDITIONS

Development Description:

Approval of details reserved by condition 6 (habitat management and monitoring) and statutory biodiversity condition on planning permission 3/2024/0881.

Grid Reference

362663 436654

3/2025/0277

Decision Date:
18/07/2025

Officer:
Decision Type:

Aighton, Bailey & Chaigley
Applications for full consent
Development Address:
4 Longridge Road Hurst Green BB7
9QP

Maya Cullen
APPROVED WITH CONDITIONS

Development Description:

Proposed change of use of annex to holiday let.

Grid Reference

368440 437882

3/2025/0295

Decision Date:
17/07/2025

Officer:
Decision Type:

Clitheroe
Applications for full consent
Development Address:
The Pentre Pendle Road Clitheroe
BB7 1JQ

Stephen Kilmartin
REFUSED

Development Description:

Erection of one new single storey residential building adjacent to The Pentre. Construction of new boundary fence/wall separating the properties.

Grid Reference

374987 441335

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3/2025/0349	Waddington Variation of Condition Development Address: Apple Tree Cottage 4 Orchard Cottages Branch Road Waddington BB7 3HR Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS	Development Description: Proposed single storey side extension and internal alterations (pursuant to variation of condition 2 (plans) on permission 3/2024/1028).	Grid Reference 372959 443887
Decision Date: 18/07/2025			
3/2025/0371	Chatburn Applications for full consent Development Address: Squirrel Barn Sawley Road Chatburn Clitheroe BB7 4LD Officer: Stephen Kilmartin Decision Type: APPROVED WITH CONDITIONS	Development Description: Adaptation of existing domestic garage and store to form a 2-bed granny annex accommodation	Grid Reference 377321 445188
Decision Date: 16/07/2025			
3/2025/0386	Whalley Applications for full consent Development Address: 3 Hayhurst Road Whalley BB7 9RL Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS	Development Description: Two storey extension with a single storey link building.	Grid Reference 373331 436716
Decision Date: 15/07/2025			
3/2025/0392	Slaidburn & Easington Applications for full consent Development Address: Higher Highfield Farm Tinklers Lane Slaidburn BB7 4TP Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS	Development Description: Proposed agricultural livestock building (calf rearing).	Grid Reference 372702 452622
Decision Date: 17/07/2025			
3/2025/0397	Horton PRIOR NOTIFICATION OF AGRIC E Development Address: Horton Grange Horton Road Horton BD23 3JT Officer: Ben Taylor Decision Type: REFUSED	Development Description: Change of use of an agricultural building to a dwelling house and for associated operational development under Class Q (a) and (b).	Grid Reference 385583 450077
Decision Date: 17/07/2025			
3/2025/0398	Read PRIOR NOTIFICATION OF AGRIC E Development Address: Holkers Farm Whins Lane Read BB12 7RB Officer: Kathryn Hughes Decision Type: PRIOR APPROVAL GRANTED	Development Description: Prior approval under Class Q (a) and (b) for the proposed change of use of one agricultural building to one two-storey, four-bedroom dwelling.	Grid Reference 376607 435030
Decision Date: 18/07/2025			

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3/2025/0401	Ribchester Applications for full consent Development Address: Buckley Dene Preston Road Ribchester PR3 3YD	Development Description: Replacement dwelling (self build).	Grid Reference 363555 436769
Decision Date: 17/07/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0408	West Bradford Certificate of Lawfulness - Proposed Development Address: 1 Eastfield Drive West Bradford BB7 4TQ	Development Description: Certificate of Lawfulness for a proposed single storey rear extension.	Grid Reference 374579 444688
Decision Date: 14/07/2025			
Officer: Decision Type:	Emily Pickup REFUSED		
3/2025/0413	Ribchester Applications for full consent Development Address: New Drop Cottage Old Clitheroe Road Ribchester PR3 2HJ	Development Description: Proposed outbuilding adjoined to rear elevation of dwelling for domestic storage.	Grid Reference 364426 439013
Decision Date: 17/07/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0450	Whalley Application in principle Development Address: 1 Bramley View Clitheroe Road Whalley BB7 9AL	Development Description: Permission in principle for one dwelling in the garden.	Grid Reference 373529 437657
Decision Date: 14/07/2025			
Officer: Decision Type:	Stephen Kilmartin REFUSED		
3/2025/0451	Balderstone Observations to Another Local Auth Development Address: Land South of Myerscough Road/West of Branch Road Mellor Brook	Development Description: Consultation on South Ribble Borough Council application 07/2025/00406/FUL. Proposed residential development of 121 dwellings with associated landscaping, access/egress, car parking, drainage and other necessary supporting infrastructure.	Grid Reference 363929 431248
Decision Date: 18/07/2025			
Officer: Decision Type:	Kathryn Hughes obs to another authority		
3/2025/0468	Sabden Application for tree works in a conser Development Address: 1 Black Hill View Sabden BB7 9GY	Development Description: G1- 3 x Ash to thin, 1 x Willow to be felled, 1 x Sycamore to be felled. G2 - Coppice to ground level. G3 - Coppice to ground level. T4 - Lime - deadwood and remove growth from base and lower stem. T5 - Hawthorn - Crown lift to 2.4m. T6 - Hawthorn - Crown lift to 3m and prune by 2m.	Grid Reference 377485 437259
Decision Date: 17/07/2025			
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS		

Planning Applications decided week ending: 18 July 2025

3/2025/0505	Grindleton	Development Description:	Grid Reference	
	Agricultural determination		374745	446466
Decision Date:	Development Address:	Prior approval of a circular steel ring slurry store - 55ft 2in		
17/07/2025	Far House Farm Whitehall Lane	(16.8m) diameter, 12ft (3.7m) tall		
	Grindleton BB7 4RL			
Officer:	Emily Pickup			
Decision Type:	REFUSED			