



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 25 July 2025

**3/2022/1039**

**Clitheroe**

Applications for full consent

**Decision Date:**  
25/07/2025

**Development Address:**

Land adjacent to 115 Kemple View  
Clitheroe BB7 2QJ

**Development Description:**

Proposed construction of two new detached dwellings with associated access and garden areas. Resubmission of 3/2021/1263.

**Grid Reference**

373384 440661

**Officer:**

Stephen Kilmartin

**Decision Type:**

REFUSED

**3/2023/0540**

**Longridge**

Variation of Condition

**Decision Date:**  
21/07/2025

**Development Address:**

Land off Chapel Hill (Hall Barn Drive) Longridge PR3 2YB

**Development Description:**

Full planning permission for access, landscaping and the erection of 52 new build residential properties, the conversion of the former barn to one dwelling unit and refurbishment of existing residential unit (53 Chapel Hill). Pursuant to variation of condition 2 (approved plans) on planning permission 3/2015/0575 (a variation of 3/2014/0794 3/2011/1071) and involving realignment of estate road and footpath and alterations to parking.

**Grid Reference**

360461 436598

**Officer:**

Lyndsey Hayes

**Decision Type:**

DEFERRED

**3/2025/0078**

**Bashall Eaves and Mitton**

Applications for full consent

**Decision Date:**  
23/07/2025

**Development Address:**

Top Lodge Browsholme Hall  
Clitheroe Road Whitewell BB7 3DE

**Development Description:**

Proposed demolition of existing extensions and erection of part single, part two storey extension and alterations.

**Grid Reference**

368590 444800

**Officer:**

Maya Cullen

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0079**

**Bashall Eaves and Mitton**

Alter or Extend a Listed Building

**Decision Date:**  
23/07/2025

**Development Address:**

Top Lodge Browsholme Hall  
Clitheroe Road Whitewell BB7 3DE

**Development Description:**

Listed Building Consent for proposed demolition of existing extensions and erection of part single, part two storey extension and alterations.

**Grid Reference**

368590 444800

**Officer:**

Maya Cullen

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0083**

**Gisburn**

Applications for full consent

**Decision Date:**  
25/07/2025

**Development Address:**

The Works Talbot House Main Street Gisburn BB7 4HD

**Development Description:**

Proposed construction of a self-build, detached house with granny annex and double garage together with conversion of existing live/work unit to form workshop space to be utilised by the occupiers of the dwelling.

**Grid Reference**

382905 448870

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

<b>3/2025/0094</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> Mytton Fold Hotel Whalley Road Billington BB6 8AB	<b>Development Description:</b> Proposed construction of four new padel courts, external lighting and associated external works.	<b>Grid Reference</b> 371132 434770
<b>Decision Date:</b> 25/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		
<b>3/2025/0133</b>	<b>Ribchester</b> Applications for full consent <b>Development Address:</b> Loft Shay Farm Clitheroe Road Ribchester PR3 2YQ	<b>Development Description:</b> Regularisation of change of use of land to form extended residential curtilage and installation of Air Source Heat Pump with acoustic screen. Proposed detached garage to include solar panels and domestic storage above.	<b>Grid Reference</b> 364067 438228
<b>Decision Date:</b> 25/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		
<b>3/2025/0178</b>	<b>West Bradford</b> Applications for full consent <b>Development Address:</b> 10 Southfield Drive West Bradford BB7 4TU	<b>Development Description:</b> Proposed demolition of existing conservatory to rear. Construction of first floor extension to recessed front elevation.	<b>Grid Reference</b> 374590 444439
<b>Decision Date:</b> 23/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		
<b>3/2025/0220</b>	<b>Grindleton</b> Applications for full consent <b>Development Address:</b> 4 West View Main Street Grindleton BB7 4RB	<b>Development Description:</b> Proposed single-storey extension to rear.	<b>Grid Reference</b> 375851 445701
<b>Decision Date:</b> 25/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup REFUSED		
<b>3/2025/0288</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> 2 Northcote Park Langho BB6 8FB	<b>Development Description:</b> Proposed detached garden room to rear and changes to land levels.	<b>Grid Reference</b> 370524 434694
<b>Decision Date:</b> 22/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0300</b>	<b>Longridge</b> Applications for full consent <b>Development Address:</b> The Barn Preston Road Longridge PR3 3BL	<b>Development Description:</b> Proposed replacement windows, additional velux windows, alterations to window opening to form new door, provision of pigeon hole vents to gable wall. Glazed link to and conversion of garage to art studio, infilling of door and replacement of vehicular door. Installation of Air Source Heat Pumps and acoustic/absorbative screening.	<b>Grid Reference</b> 359930 435457
<b>Decision Date:</b> 21/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		

<b>3/2025/0316</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
	Applications for full consent	373869 441581
<b>Decision Date:</b> 25/07/2025	<b>Development Address:</b> Ground Floor Unit and First Floor Flat 27-29 Bawdlands Clitheroe BB7 2LA	<b>Development Description:</b> Proposed change of use from (Use class E/Use Class C3) to House in Multiple Occupation with six rooms (Use ClassC4).
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS	

<b>3/2025/0325</b>	<b>Newton</b>	<b>Grid Reference</b>
	Applications for full consent	370996 450668
<b>Decision Date:</b> 23/07/2025	<b>Development Address:</b> land at Robinsons Farm Easington Road Easington Newton BB7 3AF	<b>Development Description:</b> Construction of a general purpose agricultural storage building.
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS	

<b>3/2025/0330</b>	<b>Longridge</b>	<b>Grid Reference</b>
	Applications for full consent	362349 437510
<b>Decision Date:</b> 25/07/2025	<b>Development Address:</b> Land to the south of Lower Road Longridge PR3 2YL	<b>Development Description:</b> Proposed new agricultural machinery building.
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker REFUSED	

<b>3/2025/0356</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b>	<b>Grid Reference</b>
	Applications for full consent	377485 449496
<b>Decision Date:</b> 24/07/2025	<b>Development Address:</b> 4 - 5 Brookside Holden Lane Bolton by Bowland BB7 4PE	<b>Development Description:</b> Removal of three single storey extensions, erection of a single storey front entrance extension, rear two storey extension and fenestration amendments. Retrospective submission relating to the formation of front parking area.
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS	

<b>3/2025/0359</b>	<b>Billington and Langho</b>	<b>Grid Reference</b>
	Applications for full consent	369260 434212
<b>Decision Date:</b> 25/07/2025	<b>Development Address:</b> Cunliffe House Farm Longsight Road Langho BB6 8AD	<b>Development Description:</b> Proposed erection of cattle finishing building.
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS	

<b>3/2025/0367</b>	<b>Newton</b>	<b>Grid Reference</b>
	Applications for full consent	370158 447795
<b>Decision Date:</b> 23/07/2025	<b>Development Address:</b> Land adjacent to Stonefold Farm Slaidburn Road Waddington BB7 3DL	<b>Development Description:</b> Proposed construction of a general purpose agricultural building and removal of shipping container.
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS	

<b>3/2025/0369</b>	<b>Longridge</b> Applications for full consent <b>Development Address:</b> 5 Darwen Close Longridge PR3 3TP	<b>Development Description:</b> Proposed dormer extension to front and rear.	<b>Grid Reference</b> 360819 437176
<b>Decision Date:</b> 22/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0374</b>	<b>Downham</b> Applications for full consent <b>Development Address:</b> Smithfield Farm Twiston Lane Downham Lancashire BB7 4DF	<b>Development Description:</b> Proposed timber framed open fronted building for storage of agricultural and forestry machines and equipment.	<b>Grid Reference</b> 378917 444419
<b>Decision Date:</b> 23/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		
<b>3/2025/0381</b>	<b>Hothersall</b> Applications for full consent <b>Development Address:</b> Lane Ends Farm Hothersall Lane Hothersall PR3 2XB	<b>Development Description:</b> Proposed change of use of existing repair garage (Use Class B2) to incorporate MOT testing use (Sui Generis).	<b>Grid Reference</b> 362177 436996
<b>Decision Date:</b> 25/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		
<b>3/2025/0428</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b> Applications for full consent <b>Development Address:</b> Riverside Lodge Sawley Old Brow Sawley BB7 4LF	<b>Development Description:</b> Proposed first floor extension and rendering.	<b>Grid Reference</b> 377779 446645
<b>Decision Date:</b> 25/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		
<b>3/2025/0463</b>	<b>Ribchester</b> Discharge of Conditions <b>Development Address:</b> Land rear of 8-9 Stoneygate Lane Ribchester PR3 2ZS	<b>Development Description:</b> Approval of details reserved by condition 4 (Landscaping), 5 (Habitat Plan), 8 (Storage), 10 (BNG), 12 (Method Statement) of planning permission 3/2025/0153.	<b>Grid Reference</b> 364579 437652
<b>Decision Date:</b> 22/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		
<b>3/2025/0477</b>	<b>Longridge</b> Discharge of Conditions <b>Development Address:</b> Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	<b>Development Description:</b> Approval of details reserved by conditions 3 (joinery details), 4 (stone door and window surrounds), 5 (rainwater goods), 6 (repointing), 7 (roof slates) and 8 ( rooflights) of Listed Building Consent 3/2024/0623	<b>Grid Reference</b> 362578 437851
<b>Decision Date:</b> 23/07/2025			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		

**3/2025/0478**

**Longridge**

Discharge of Conditions

**Decision Date:**  
23/07/2025

**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 4 (materials), 5 (joinery details), 6 (stone surrounds doors/windows) 7 (rooflights), 8 (roof slates) of planning permission 3/2024/0622.

**3/2025/0513**

**Bashall Eaves and Mitton**

Agricultural determination

**Decision Date:**  
23/07/2025

**Development Address:**

Land adjacent to Marsdens Farm  
Talbot Bridge Bashall Eaves  
Clitheroe

**Officer:**

Maya Cullen

**Decision Type:**

PERMISSION NOT REQUIRED

**Grid Reference**

369562 444065

**Development Description:**

Prior Approval for a portal steel framed extension with concrete retaining panels.

**3/2025/0514**

**Clitheroe**

Applications for full consent

**Decision Date:**  
25/07/2025

**Development Address:**

27 Cringle Way Clitheroe BB7 2ES

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

375077 442938

**Development Description:**

Proposed first floor side extension to create additional living accommodation.