



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 8 August 2025

**3/2024/0020**

**Longridge**

Applications for full consent

**Decision Date:**  
08/08/2025

**Development Address:**

Alston Dairy Alston Lane Longridge  
PR3 3BL

**Development Description:**

Erection of proposed extension to the dairy warehouse; new staff parking; landscaping across the whole site and associated works.

**Grid Reference**

360145 435477

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2024/0996**

**Clayton-le-Dale**

Discharge of Conditions

**Decision Date:**  
08/08/2025

**Development Address:**

98 Ribchester Road and land adj 94  
Ribchester Road Clayton-Le-Dale  
BB1 9HQ

**Development Description:**

Approval of details reserved by conditions 4 (Construction Management Plan), 5 (site access and off-site works), 9 (SW drainage), 12 (drainage scheme) and 14 (landscaping) of planning application 3/2024/0302.

**Grid Reference**

367834 432886

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0266**

**Salesbury**

Applications for full consent

**Decision Date:**  
07/08/2025

**Development Address:**

Sykes Barn Longsight Road Copster  
Green BB1 9ER

**Development Description:**

Proposed conversion of barn and outbuilding to two no. dwellings with associated landscaping, parking, garaging and private amenity spaces and the widening of existing access.

**Grid Reference**

368079 434177

**Officer:**

Lyndsey Hayes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0301**

**Simonstone**

Applications for full consent

**Decision Date:**  
04/08/2025

**Development Address:**

Raydale Simonstone Lane  
Simonstone BB12 7NX

**Development Description:**

Proposed single-storey rear extension and roof replacement to existing conservatory. Front porch extension/enclosure with pitched roof.

**Grid Reference**

377413 434299

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0306**

**Billington and Langho**

Applications for full consent

**Decision Date:**  
05/08/2025

**Development Address:**

86 Whalley Road Langho BB6 8EQ

**Development Description:**

Proposed infill extension to rear/side, construction of first floor pitched roof extension above garage and front dormer extension.

**Grid Reference**

370492 434170

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0312**

**Bowland Forest (Lower)**

Applications for full consent

**Decision Date:**  
08/08/2025

**Development Address:**

Browsholme Hall Clitheroe Road  
Whitewell BB7 3DE

**Development Description:**

Planning permission for regularisation of unauthorised biomass (energy cabin) facility.

**Grid Reference**

368424 445248

**Officer:**

Maya Cullen

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0313**

**Bowland Forest (Lower)**

Alter or Extend a Listed Building

**Decision Date:**  
08/08/2025

**Development Address:**

Browsholme Hall Clitheroe Road  
Whitewell BB7 3DE

**Development Description:**

Listed Building Consent for regularisation of unauthorised biomass (energy cabin) facility.

**Grid Reference**

368424 445248

**Officer:**

Maya Cullen

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0362**

**Bowland Forest (Lower)**

Applications for full consent

**Decision Date:**  
06/08/2025

**Development Address:**

The Old Dairy Whitewell Road Cow  
Ark Clitheroe BB7 3DG

**Development Description:**

Proposed two storey side extension, modification of an existing window opening to form a new front entrance door, installation of solar panels and air source pump.

**Grid Reference**

366781 443843

**Officer:**

Maya Cullen

**Decision Type:**

REFUSED

**3/2025/0422**

**Billington and Langho**

Applications for full consent

**Decision Date:**  
08/08/2025

**Development Address:**

2 Highwoods Park Brockhall Village  
Old Langho BB6 8HN

**Development Description:**

Proposed first floor extension to provide additional headroom in existing dressing room.

**Grid Reference**

369961 436368

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0434**

**Clitheroe**

Discharge of Conditions

**Decision Date:**  
06/08/2025

**Development Address:**

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

**Development Description:**

Approval of details reserved by conditions 16 (SW sustainable drainage strategy), 17 (construction SW management plan), 18 (SW operation and maintenance manual) and 20 (compensatory flood storage scheme) of planning permission 3/2021/0731.

**Grid Reference**

374169 441288

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0461**

**Clitheroe**

Application for tree works

**Decision Date:**  
08/08/2025

**Development Address:**

8 Springbrook Clitheroe BB7 1GZ

**Development Description:**

T1 - Crown Clean Ash, T2 -T5 - Crown clean and side reduce Ash overhanging garden, T6 - Crown clean, Crown raise and side reduce Ash overhanging garden. All works to minimise risk of failure and to promote regeneration.

**Grid Reference**

374738 440959

**Officer:**

Alex Shutt

**Decision Type:**

APPROVED WITH CONDITIONS

<b>3/2025/0466</b>	<b>Longridge</b> Application for tree works <b>Development Address:</b> 3 Spinney Croft Longridge PR3 3HQ	<b>Development Description:</b> Fell T1 Ash Tree.	<b>Grid Reference</b> 360406 437091
<b>Decision Date:</b> 08/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Alex Shutt APPROVED WITH CONDITIONS		
<b>3/2025/0476</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> 8 Church Lane Whalley BB7 9SY	<b>Development Description:</b> Proposed single storey rear extension.	<b>Grid Reference</b> 373252 436213
<b>Decision Date:</b> 06/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0481</b>	<b>Wilpshire</b> Certificate of Lawfulness - Proposed <b>Development Address:</b> 29 Somerset Avenue Wilpshire BB1 9JD	<b>Development Description:</b> Certificate of Lawfulness for a proposed single storey rear extension including external flue, and insertion of rooflights.	<b>Grid Reference</b> 368570 432656
<b>Decision Date:</b> 07/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker PERMISSION NOT REQUIRED		
<b>3/2025/0487</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> 19 Pendle View Brockhall Village Old Langho BB6 8AT	<b>Development Description:</b> Single storey rear extension	<b>Grid Reference</b> 370455 436527
<b>Decision Date:</b> 06/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0500</b>	<b>Whalley</b> Discharge of Conditions <b>Development Address:</b> Tree Tops Wiswell Lane Whalley Lancashire BB7 9AF	<b>Development Description:</b> Approval of details reserved by Condition 9 (Drainage Scheme) of planning permission 3/2021/0998.	<b>Grid Reference</b> 373688 436915
<b>Decision Date:</b> 05/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<b>3/2025/0503</b>	Certificate of Lawfulness - Proposed <b>Development Address:</b> 15 Caton Close Longridge PR3 3RH	<b>Development Description:</b> Certificate of Lawfulness for proposed change of use of an existing residential dwelling (Use Class C3) to a single-occupancy children's residential home.	<b>Grid Reference</b> 360806 437545
<b>Decision Date:</b> 08/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen REFUSED		

Planning Applications decided week ending: 8 August 2025

**3/2025/0521**

**Clitheroe**

Alter or Extend a Listed Building

**Decision Date:**  
06/08/2025

**Development Address:**

Wade House 2 Church Brow  
Clitheroe BB7 2AA

**Development Description:**

Listed Building Consent for replacement of one non-illuminated hanging sign and two tray signs.

**Grid Reference**

374457 442051

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0526**

**Grindleton**

Non-Material amendment

**Decision Date:**  
06/08/2025

**Development Address:**

1 The Spinney Grindleton BB7 4QE

**Development Description:**

Non-material amendment to planning permission 3/2024/0643 involving new window configuration, alterations to first floor to create a master bedroom and ensuite in lieu of two bedrooms. Hipped roof design to the extension.

**Grid Reference**

375988 445074

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0529**

**Clitheroe**

Advertisements

**Decision Date:**  
06/08/2025

**Development Address:**

Wade House 2 Church Brow  
Clitheroe BB7 2AA

**Development Description:**

Advertisement Consent for one non-illuminated hanging sign and two tray signs.

**Grid Reference**

374457 442051

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS