



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 22 August 2025

<b>3/2024/0867</b>	<b>Aughton, Bailey &amp; Chaigley</b> Applications for full consent <b>Development Address:</b> Doctors Well Barn Morton House Farm Birdy Brow Clitheroe BB7 9QY	<b>Development Description:</b> Proposed change of use of land for the construction of a domestic equestrian riding arena incorporating pathways for the applicant and their horses.	<b>Grid Reference</b> 368825 440339
<b>Decision Date:</b> 20/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		
<b>3/2025/0262</b>	<b>Mellor</b> Applications for full consent <b>Development Address:</b> Pack Horse Garage Mellor Brow Mellor BB2 7PL	<b>Development Description:</b> Proposed five new dwellings on site of former Pack Horse Garage.	<b>Grid Reference</b> 364160 431150
<b>Decision Date:</b> 19/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<b>3/2025/0304</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> 2 Chapel Close Old Langho Blackburn BB6 8HU	<b>Development Description:</b> Proposed demolition of existing garage, single-storey side and front L shaped extension, single-storey side garage extension, rear dormer window and alterations to roof including removal of existing dormer windows.	<b>Grid Reference</b> 370017 436755
<b>Decision Date:</b> 19/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0407</b>	<b>West Bradford</b> Applications for full consent <b>Development Address:</b> 1 Eastfield Drive West Bradford BB7 4TQ	<b>Development Description:</b> Proposed extension of rear dormer, new front dormer, single storey rear extension and new front porch.	<b>Grid Reference</b> 374579 444688
<b>Decision Date:</b> 21/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		
<b>3/2025/0431</b>	<b>Mellor</b> Certificate of Lawfulness - Proposed <b>Development Address:</b> Downings Barker Lane Mellor Blackburn Lancashire	<b>Development Description:</b> Certificate of Lawfulness for proposed single storey extension, hip to gable roof enlargement and alterations to window and door openings.	<b>Grid Reference</b> 366891 430830
<b>Decision Date:</b> 21/08/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker PERMISSION NOT REQUIRED		

Planning Applications decided week ending: 22 August 2025

**3/2025/0469**

**Billington and Langho**

Certificate of Lawfulness - Proposed

**Development Description:**

**Grid Reference**

370552 434610

**Decision Date:**  
22/08/2025

**Development Address:**

12 Northcote Park Langho  
Blackburn BB6 8FB

Certificate of Lawfulness for a proposed garden building.

**Officer:**

Lucy Walker

**Decision Type:**

PERMISSION NOT REQUIRED

**3/2025/0472**

**Billington and Langho**

Applications for full consent

**Development Description:**

**Grid Reference**

369929 436257

**Decision Date:**  
22/08/2025

**Development Address:**

18 Highwoods Park Brockhall  
Village Old Langho BB6 8HN

Proposed extension of residential curtilage.

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0509**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Development Description:**

**Grid Reference**

366831 438350

**Decision Date:**  
18/08/2025

**Development Address:**

Lower Hud Lee Farm Longridge  
Road Hurst Green BB7 9QP

Proposed single-storey detached annexe.

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0535**

**Rimington and Middop**

Variation of Condition

**Development Description:**

**Grid Reference**

380204 445543

**Decision Date:**  
21/08/2025

**Development Address:**

Hawthorn Bungalow Rimington Lane  
Rimington BB7 4DP

Variation of Condition 2 (Plans), 3 (Materials), 4 (Roof Lights), 10 (Land Levels), 12 (Access), 13 (Parking) on planning permission 3/2023/0660 (Proposed demolition of existing bungalow and erection of a two-storey dwelling with garage and granny annexe. Alterations to existing access and associated external works).

**Officer:**

Ben Taylor

**Decision Type:**

REFUSED

**3/2025/0561**

**Whalley**

Discharge of Conditions

**Development Description:**

**Grid Reference**

372722 437376

**Decision Date:**  
19/08/2025

**Development Address:**

Land adj former Genus Site Mitton  
Road Whalley BB7 9JY

Approval of details reserved by condition 29 (Surface Water Drainage scheme) and condition 30 (Maintenance of Surface Water Drains) on planning permission 3/2017/0714

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

Planning Applications decided week ending: 22 August 2025

**3/2025/0589**

**Salesbury**

Agricultural determination

**Decision Date:**  
22/08/2025

**Development Address:**

Lovely Hall Farm Lovely Hall Lane  
Copster Green BB1 9EQ

**Development Description:**

Prior approval for a proposed erection of a steel portal  
frame agricultural building for storage of machinery and  
agricultural supplies.

**Grid Reference**

367700 433560

**Officer:**

Lucy Walker

**Decision Type:**

PERMISSION NOT REQUIRED

**3/2025/0595**

**Clitheroe**

Discharge of Conditions

**Decision Date:**  
21/08/2025

**Development Address:**

Land off Union Street Clitheroe

**Development Description:**

Approval of details reserved by condition 26 (Surface water  
management) and condition 27 (investigation of culverted  
watercourse) on planning permission 3/2017/0573

**Grid Reference**

373281 441769

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0629**

**Clitheroe**

Discharge of Conditions

**Decision Date:**  
18/08/2025

**Development Address:**

Nearfield Eastham Street Clitheroe  
Lancashire BB7 2HY

**Development Description:**

Approval of details reserved by condition 4 (submit full  
details of proposed roof mounted photovoltaic panels) on  
planning permission 3/2025/0393.

**Grid Reference**

374216 442445

**Officer:**

Stephen Kilmartin

**Decision Type:**

REFUSED