



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 5 September 2025

3/2025/0169	Clitheroe	Grid Reference
	Variation of Condition	374290 440802
Decision Date:	Development Address:	Development Description:
01/09/2025	Land at Pendle Road Clitheroe	Variation of condition 1 (approved plans) of (variation of) reserved matters approval 3/2021/0244 to allow a proposed substitution of house types and make minor amendments to the site boundary in phases 3 and 4.
Officer:	Stephen Kilmartin	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0326	Clitheroe	Grid Reference
	Variation of Condition	374452 442021
Decision Date:	Development Address:	Development Description:
05/09/2025	The Institute Rear of St Mary's Centre Church Street Clitheroe BB7 2DG	Variation of conditions 2 (approved plans) of planning permission 3/2021/0542 (for proposed demolition of extension at the rear of St Mary's Centre and construction of three apartments. Substitution of apartment type approved under 3/2020/0729) to allow changes to the roof finish and the parapet eaves detailing.
Officer:	Stephen Kilmartin	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0385	Clayton-le-Dale	Grid Reference
	Applications for full consent	368079 432805
Decision Date:	Development Address:	Development Description:
02/09/2025	Mirfield 87 Ribchester Road Clayton le Dale BB1 9HT	Proposed single storey extension to rear and side.
Officer:	Lucy Walker	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0454	Billington and Langho	Grid Reference
	Applications for full consent	370890 433056
Decision Date:	Development Address:	Development Description:
02/09/2025	Land to the east of York Road Langho opposite junction with Snodworth Road	Proposed agricultural building with access off York Road.
Officer:	Kathryn Hughes	
Decision Type:	REFUSED	

3/2025/0519	Clitheroe	Grid Reference
	Prior notification of proposed larger h	373336 441306
Decision Date:	Development Address:	Development Description:
02/09/2025	34 Garnett Road Clitheroe BB7 2PA	Prior notification for proposed single-storey rear extension under Part 1, Class A of the GDPO.
Officer:	Lucy Walker	
Decision Type:	PRIOR APPROVAL GRANTED	

Planning Applications decided week ending: 5 September 2025

3/2025/0520	Wilpshire Application for tree works	Development Description: Remove epicormic growth and lift secondary branches only of T1 Lime Tree in G3. Remove epicormic growth and reduce secondary branches only by approximately 4m away from property T2 Lime tree.	Grid Reference 368502 432890
Decision Date: 05/09/2025	Development Address: 42 The Hazels Wilpshire BB1 9HZ		
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS		

3/2025/0525	Billington and Langho Non-Material amendment	Development Description: Non-material amendment to planning permission 3/2020/0163 involving a change from render finish to corten steel cladding to the lower front balcony wall and alterations to fenestration design,	Grid Reference 372684 435477
Decision Date: 01/09/2025	Development Address: 42 Painter Wood Whalley Old Road Billington BB7 9JD		
Officer: Decision Type:	Lucy Walker REFUSED		

3/2025/0527	Pendleton Outline	Development Description: Outline application for the erection of a farm worker's dwelling (self-build) with access applied for.	Grid Reference 373693 439710
Decision Date: 05/09/2025	Development Address: Land at Lower Standen Hey Farm Whalley Road Pendleton BB7 1PP		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		

3/2025/0532	Wiswell Discharge of Conditions	Development Description: Approval of details reserved by conditions 3 (Materials), 4 (Boundary Treatments), 5 (Refuse), 9 (Construction Method Statement), 10 (Maintenance Plan) on Technical Details 3/2024/0990.	Grid Reference 373711 438506
Decision Date: 05/09/2025	Development Address: Barrowbridge House Club Street Barrow BB7 9AY		
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		

3/2025/0570	Wilpshire Application for tree works	Development Description: Crown raise to 4m and crown clean and thin canopy by 20% to enable light penetration and side reduce canopies on the northside of the two mature beech trees in line with the rest of the group, but no reduction in height.	Grid Reference 369216 433909
Decision Date: 05/09/2025	Development Address: 65 The Rydings Langho BB6 8BQ		
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS		

3/2025/0578	Bolton-by-Bowland, Gisburn Forest and Sawley Discharge of Conditions	Development Description: Approval of details reserved by condition 3 (written scheme of investigation, condition 4 (construction management plan) and condition 15 (Landscaping plan) on planning permission 3/2022/0319	Grid Reference 377760 451247
Decision Date: 04/09/2025	Development Address: Newhurst Farm Anna Lane Bolton By Bowland BB7 4NZ		
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		

Planning Applications decided week ending: 5 September 2025

3/2025/0579	Longridge	Grid Reference
	Application for tree works in a conser	
Decision Date:	Development Address:	Development Description:
05/09/2025	Longridge Library Berry Lane Longridge PR3 3JA	Side reduction to boundary line, crown clean, dead wood of 1 x Lime Tree.
Officer:	Alex Shutt	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0600	Waddington	Grid Reference
	Discharge of Conditions	
Decision Date:	Development Address:	Development Description:
04/09/2025	Eaves House Farm Waddington Road West Bradford BB7 3JF	Approval of details reserved by conditions 14 (landscaping scheme) and 16 (bird/bat boxes) on planning permission 3/2025/0198
Officer:	Ben Taylor	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0602	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference
	Application for tree works in a conser	
Decision Date:	Development Address:	Development Description:
03/09/2025	Riverside Lodge Sawley Old Brow Sawley BB7 4LF	Fell T1 pine tree and T2 conifer.
Officer:	David Hewitt	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0604	Billington and Langho	Grid Reference
	Application for tree works	
Decision Date:	Development Address:	Development Description:
05/09/2025	10 12 Oakwood Gardens Langho BB6 8FH	T13, T14, T15 & T16 Oaks - Crown Raise to 4 metres and crown clean canopies leaving any sturdy dead wood for bio-diversity purposes, to minimise risk of failure due to change of land use and target area and enable the gardens to be landscaped whilst conforming to the arboricultural method statement submitted with the original planning application.
Officer:	Alex Shutt	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0619	Longridge	Grid Reference
	Application for tree works in a conser	
Decision Date:	Development Address:	Development Description:
05/09/2025	16 Dilworth Lane Longridge Preston PR3 3SU	Removal of Sycamore Maple tree in back garden.
Officer:	Alex Shutt	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0622	Balderstone	Grid Reference
	Non-Material amendment	
Decision Date:	Development Address:	Development Description:
03/09/2025	Lower Abbott House Abbott Brow Mellor BB2 7HU	Non-material amendment to planning permission 3/2022/0449 involving window and door openings to regularise as built arrangement.
Officer:	Lucy Walker	
Decision Type:	APPROVED WITH CONDITIONS	

Planning Applications decided week ending: 5 September 2025

3/2025/0635

Decision Date:
01/09/2025

Officer:
Decision Type:

Observations to Another Local Auth
Development Address:
621 Whalley New Road Blackburn
BB1 9BA

Stephen Kilmartin
NO OBJECTIONS

Development Description:

Consultation on Blackburn With Darwen application 10/24/1067. Installation of new shopfront with roller shutter and extract canopy to the rear.

Grid Reference

368696 431723

3/2025/0640

Decision Date:
05/09/2025

Officer:
Decision Type:

Ribchester
Discharge of Conditions
Development Address:
Loft Shay Farm Clitheroe Road
Ribchester PR3 2YQ

Stephen Kilmartin
APPROVED WITH CONDITIONS

Development Description:

Approval of details reserved by conditions 3 (garage materials), 4 (installation of acoustic fencing), 5 (construction management plan) and 6 (photovoltaic panel details) from planning permission 3/2025/0133.

Grid Reference

364067 438228

3/2025/0678

Decision Date:
05/09/2025

Officer:
Decision Type:

Slaidburn & Easington
Discharge of Conditions
Development Address:
Brook House Green Hole House
Lane Slaidburn BB7 4TS

Ben Taylor
APPROVED WITH CONDITIONS

Development Description:

Approval of details reserved by condition 6 (mortar sample) of planning permission 3/2024/0776.

Grid Reference

373924 454621