



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 12 September 2025

<b>3/2025/0376</b>	<b>Chatburn</b> Applications for full consent	<b>Development Description:</b> Proposed repair and refurbishment of Grade II Listed Crow Trees Farmhouse, including internal alterations and reconfiguration; 3 flush fitting conservation roof lights; replacement external windows and doors; 1 new window opening to west elevation; extension of existing outbuilding/cartshed to form garage; repairs to coal shed and arbour; repairs to external grounds.	<b>Grid Reference</b> 376774 444018
<b>Decision Date:</b> 12/09/2025	<b>Development Address:</b> Crow Trees Farmhouse Crow Trees Brow Chatburn BB7 4AA		
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<b>3/2025/0379</b>	<b>Chatburn</b> Alter or Extend a Listed Building	<b>Development Description:</b> Listed Building Consent for the repair and refurbishment of Grade II Listed Crow Trees Farmhouse, including internal alterations and reconfiguration; 3 flush fitting conservation roof lights; replacement external windows and doors; 1 new window opening to west elevation; extension of existing outbuilding/cartshed to form garage; repairs to coal shed and arbour; repairs to external grounds.	<b>Grid Reference</b> 376774 444018
<b>Decision Date:</b> 12/09/2025	<b>Development Address:</b> Crow Trees Farmhouse Crow Trees Brow Chatburn BB7 4AA		
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<b>3/2025/0456</b>	<b>Rimington and Middop</b> Applications for full consent	<b>Development Description:</b> Planning permission for erections of proposed outdoor store for tractors and other estate maintenance equipment.	<b>Grid Reference</b> 382493 446284
<b>Decision Date:</b> 12/09/2025	<b>Development Address:</b> Mulberry Grange Cross Hill Lane Rimington BB7 4EE		
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		
<b>3/2025/0540</b>	<b>Billington and Langho</b> Applications for full consent	<b>Development Description:</b> Proposed two-storey and single-storey extension to rear and insertion of dormers to front and rear roof slopes.	<b>Grid Reference</b> 372912 435854
<b>Decision Date:</b> 11/09/2025	<b>Development Address:</b> Brooklands Longworth Road Billington BB7 9TS		
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0542</b>	<b>Clitheroe</b> Certificate of Lawfulness - Proposed	<b>Development Description:</b> Certificate of Lawfulness for a single storey side extension.	<b>Grid Reference</b> 373821 442135
<b>Decision Date:</b> 10/09/2025	<b>Development Address:</b> 21 Malkin Street Clitheroe BB7 2RW		
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED NO CONDITIONS		

**3/2025/0543**

**Salesbury**

Discharge of Conditions

**Decision Date:**  
12/09/2025

**Development Address:**

Fencegate Farm Ribchester Road  
Langho BB6 8AL

**Development Description:**

Approval of details reserved by conditions 5 (Surface Water Drainage Scheme) and 11 (Boundary Treatment) on planning permission 3/2024/0249.

**Grid Reference**

368399 435708

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0544**

**Salesbury**

Discharge of Conditions

**Decision Date:**  
12/09/2025

**Development Address:**

Woodfield Ribchester Road Langho  
BB6 8AL

**Development Description:**

Approval of details reserved by conditions 4 (Drainage) and 5 (Landscaping scheme) on planning permission 3/2024/0945.

**Grid Reference**

367732 435599

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0548**

**Wiswell**

Application for tree works

**Decision Date:**  
11/09/2025

**Development Address:**

Wiswell Brook Farm Moorside Lane  
Wiswell BB7 9DB

**Development Description:**

Remove 1 x Sycamore tree in garden.

**Grid Reference**

374972 437491

**Officer:**

David Hewitt

**Decision Type:**

APPROVED NO CONDITIONS

**3/2025/0551**

**Ribchester**

Certificate of Lawfulness - Existing

**Decision Date:**  
09/09/2025

**Development Address:**

Pinfold Farm Bungalow Preston  
Road Ribchester PR3 3YD

**Development Description:**

Lawful Development Certificate for existing development to confirm land has been used as part of the domestic curtilage of Pinfold Farm since 2011.

**Grid Reference**

363790 436359

**Officer:**

Lucy Walker

**Decision Type:**

REFUSED

**3/2025/0558**

**Billington and Langho**

Application for tree works

**Decision Date:**  
11/09/2025

**Development Address:**

5 The Woodlands Brockhall Village  
BB6 8BH

**Development Description:**

Three Horse Chestnut 10% crown reduction and crown raise to 3 meters

**Grid Reference**

374170 441987

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0563**

**Wiswell**

Certificate of Lawfulness - Proposed

**Decision Date:**  
11/09/2025

**Development Address:**

1 Northacre Drive Barrow BB7 9XT

**Development Description:**

Certificate of Lawfulness for proposed alterations to fenestration.

**Grid Reference**

373909 438010

**Officer:**

Lucy Walker

**Decision Type:**

PERMISSION NOT REQUIRED

**3/2025/0592**

**Downham**

Applications for full consent

**Decision Date:**  
11/09/2025

**Development Address:**

Green Lane Farm Rimington Lane  
Rimington BB7 4DW

**Development Description:**

Erection of a steel frame building to roof over an existing  
silage clamp (work has already started).

**Grid Reference**

378424 444778

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0618**

**Sabden**

Application for tree works in a conser

**Decision Date:**  
11/09/2025

**Development Address:**

4 St Nicholas Mews Sabden  
Lancashire BB7 9HU

**Development Description:**

Fell Holly tree

**Grid Reference**

377926 437524

**Officer:**

David Hewitt

**Decision Type:**

APPROVED NO CONDITIONS

**3/2025/0636**

**Clitheroe**

Discharge of Conditions

**Decision Date:**  
12/09/2025

**Development Address:**

Ground Floor Unit and First Floor  
Flat 27-29 Bawdlands Clitheroe BB7  
2LA

**Development Description:**

Approval of details reserved by condition 6 (Mechanical  
extraction for bin store) on planning permission  
3/2025/0316.

**Grid Reference**

373869 441581

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS