



email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

tel: 01200 425111

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Please note the following types of application are not for consultation - Agricultural Determinations, Discharge of Conditions, Certificate: Non-Material Amendments, Observations to Another Authority and Screening Opinions

**Planning Applications received week ending: 19 September 2025**

**Comments By: 10 October 2025**

<b>3/2025/0364</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 16/09/2025	<b>Development Address:</b> Longridge Cricket Club Chipping Road Longridge PR3 2NB	Retention of a safety fence.	360186 438543
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0484</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 11/09/2025	<b>Development Address:</b> 1 Waters Edge Whalley BB7 9UF	Proposed demolition of conservatory and erection of single-storey link extension and single-storey rear extension.	373431 435974
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2025/0497</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 12/09/2025	<b>Development Address:</b> Bolton Hall Farm Park Gate Row Copster Green BB1 9ET	Proposed greenhouse in the back garden.	367394 434136
<b>Officer:</b>	Lucy Walker 01200 425111		
<b>3/2025/0569</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 05/09/2025	<b>Development Address:</b> Wood Top Farm Chipping Road Chaigley PR3 2TS	Proposed demolition of redundant barn and erection of farm worker's (self-build) dwelling to include new vehicular track.	365061 442574
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0584</b>	Alter or Extend a Listed Building	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 16/09/2025	<b>Development Address:</b> Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ	Listed Building Consent for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves (includes internal wall insulation).	365377 435809
<b>Officer:</b>	Maya Cullen 01200 425111		

For Parish Councils the above is for information only, you should take the date on the notification email sent to you as the start of the 21 day consultation period .

<b>3/2025/0587</b>	Alter or Extend a Listed Building	<b>Development Description:</b>	<b>Grid Reference</b> 365377 435809
<b>DATE VALID:</b> 16/09/2025	<b>Development Address:</b> Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ	Listed Building Consent for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves (no internal wall insulation).	
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0596</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b> 377955 437327
<b>DATE VALID:</b> 01/09/2025	<b>Development Address:</b> Nutter Barn House Pendle Street East Sabden BB7 9EQ	Proposed dormer to east roof slope and Juliet balcony to principal elevation.	
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2025/0639</b>	Discharge of Conditions	<b>Development Description:</b>	<b>Grid Reference</b> 370307 439117
<b>DATE VALID:</b> 12/08/2025	<b>Development Address:</b> Springwood Whalley Road Hurst Green BB7 9PN	Approval of details reserved by condition 10 (building recording and analysis) of planning permission 3/2023/0814.	
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0643</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b> 362587 437880
<b>DATE VALID:</b> 03/09/2025	<b>Development Address:</b> Barn 2 Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	Planning permission for proposed conversion of Barn 2 within the curtilage of the listed Writtenstone Farmhouse, into ancillary residential accommodation. Works to include insertion/infilling of window and door openings, replacement of cement fibre roofing with slates and engineering operations to include the lowering of the ground level adjacent to the barn.	
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0644</b>	Alter or Extend a Listed Building	<b>Development Description:</b>	<b>Grid Reference</b> 362587 437880
<b>DATE VALID:</b> 03/09/2025	<b>Development Address:</b> Barn 2 Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	Listed Building Consent for proposed conversion of Barn 2 within the curtilage of the listed Writtenstone Farmhouse, into ancillary residential accommodation. Works to include insertion of new and infilling of existing windows and doors. Works to include insertion/infilling of window and door openings, replacement of cement fibre roofing with slates, insulation of walls and roof, installation of underfloor heating, alterations to internal openings.	
<b>Officer:</b>	Maya Cullen 01200 425111		

Planning Applications received week ending: 19 September 2025  
Comments By: 10 October 2025

**3/2025/0652**

**DATE VALID:**  
11/09/2025

**Officer:**

Applications for full consent  
**Development Address:**  
Hall Barns Farm Knowles Brow  
Hurst Green BB7 9PT

Emily Pickup  
01200 425111

**Development Description:**

Proposed extension to existing approved agricultural building.

**Grid Reference**

369329 438782

**3/2025/0684**

**DATE VALID:**  
16/09/2025

**Officer:**

Applications for full consent  
**Development Address:**  
Smithy Cottage Birks Brow  
Longridge PR3 2TX

Maya Cullen  
01200 425111

**Development Description:**

Proposed timber framed conservatory extension on the northern elevation of the dwelling following the demolition of the existing porch and garden outbuilding.

**Grid Reference**

361834 438605

**3/2025/0685**

**DATE VALID:**  
10/09/2025

**Officer:**

Applications for full consent  
**Development Address:**  
Field Barn Old Langho Road Langho  
BB6 8AW

Lucy Walker  
01200 425111

**Development Description:**

Regularisation of change of use of existing domestic outbuilding/garage to holiday let.

**Grid Reference**

370105 435364

**3/2025/0689**

**DATE VALID:**  
29/08/2025

**Officer:**

Certificate of Lawfulness - Proposed  
**Development Address:**  
Surbiton House Parson Lane  
Cltheroe BB7 2JN

Stephen Kilmartin  
01200 425111

**Development Description:**

Certificate of Lawfulness to demonstrate that 10B Parson lane and Surbiton House (Parson lane) are now a single residential planning unit (Surbiton House).

**Grid Reference**

374272 441783

**3/2025/0696**

**DATE VALID:**  
11/09/2025

**Officer:**

Applications for full consent  
**Development Address:**  
Markhor Eaves Hall Lane West  
Bradford BB7 3JG

Ben Taylor  
01200 425111

**Development Description:**

Proposed demolition of existing bungalow, to be replaced with the erection of a new dormer bungalow on existing site.

**Grid Reference**

373856 444865

**3/2025/0707**

**DATE VALID:**  
11/09/2025

**Officer:**

Discharge of Conditions  
**Development Address:**  
NJS Rehabilitation Cow Ark  
Equestrian Centre Whitewell Road  
Cow Ark BB7 3DG

Ben Taylor  
01200 425111

**Development Description:**

Approval of details reserved by Conditions 4 (Roof Lights), 5 (PV Details), 9 (External Lighting), 13 (Cycle Storage), 15 (Bird/Bat Box), 16 (Drainage Strategy) on planning permission 3/2025/0068.

**Grid Reference**

366470 443676

**Planning Applications received week ending: 19 September 2025**

**Comments By: 10 October 2025**

<b>3/2025/0711</b>	Prior Notification of development of a <b>Development Address:</b> Dunsop Bridge Trout Farm Dunsop Road Dunsop Bridge Lancashire BB7 3AX <b>Officer:</b> Lucy Walker 01200 425111	<b>Development Description:</b> Prior notification for the existing 15.7m lattice to be extended by 5m to create a 20.7m tower with additional antennae to be attached, to facilitate the Emergency Services Network (ESN) under part 16 Class A of the GDPO.	<b>Grid Reference</b> 365797 449752
<b>DATE VALID:</b> 05/09/2025			
<b>3/2025/0715</b>	Non-Material amendment <b>Development Address:</b> 37 Waddow Grove Waddington BB7 3JL <b>Officer:</b> Emily Pickup 01200 425111	<b>Development Description:</b> Non material amendment to application 3/2025/0506 involving alterations to fenestration, addition of timber boarding to rear and alteration to single window to side elevation.	<b>Grid Reference</b> 373048 443684
<b>DATE VALID:</b> 08/09/2025			
<b>3/2025/0716</b>	Non-Material amendment <b>Development Address:</b> Higher House Barn Back Lane Newton BB7 3EE <b>Officer:</b> Emily Pickup 01200 425111	<b>Development Description:</b> Non material amendment to application 3/2024/0368 involving change of roof tile, installation of roof lights, change in material on new elevation from render to natural sand/limestone.	<b>Grid Reference</b> 369329 450633
<b>DATE VALID:</b> 05/09/2025			
<b>3/2025/0719</b>	Discharge of Conditions <b>Development Address:</b> Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN <b>Officer:</b> Maya Cullen 01200 425111	<b>Development Description:</b> Approval of details reserved by condition 5 (Written Scheme of Investigation) on Listed Building Consent 3/2025/0511.	<b>Grid Reference</b> 362578 437851
<b>DATE VALID:</b> 08/09/2025			
<b>3/2025/0721</b>	Applications for full consent <b>Development Address:</b> 17 The Park Longridge Preston PR3 3DH <b>Officer:</b> Lucy Walker 01200 425111	<b>Development Description:</b> Proposed single storey rear extension.	<b>Grid Reference</b> 359917 435798
<b>DATE VALID:</b> 11/09/2025			
<b>3/2025/0722</b>	Discharge of Conditions <b>Development Address:</b> The Barn Preston Road Longridge PR3 3BL <b>Officer:</b> Maya Cullen 01200 425111	<b>Development Description:</b> Approval of details reserved by condition5 (roof lights) of planning permission 3/2025/0300.	<b>Grid Reference</b> 359901 435670
<b>DATE VALID:</b> 09/09/2025			

For Parish Councils the above is for information only, you should take the date on the notification email sent to you as the start of the 21 day consultation period .

**Planning Applications received week ending: 19 September 2025**  
**Comments By: 10 October 2025**

<b>3/2025/0725</b>	Discharge of Conditions	<b>Development Description:</b>	<b>Grid Reference</b> 361161 437252
<b>DATE VALID:</b> 09/09/2025	<b>Development Address:</b> Dilworth Coach House 41 Dilworth Lane Longridge PR3 3ST	Approval of details reserved by conditions 6 (surface water drainage strategy) and 9 (landscaping) of planning permission 3/2023/0374.	
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0726</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b> 363507 432572
<b>DATE VALID:</b> 18/09/2025	<b>Development Address:</b> Beacon Cottage Commons Lane Balderstone BB2 7LN	Proposed subservient side extension.	
<b>Officer:</b>	Lucy Walker 01200 425111		
<b>3/2025/0728</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b> 376753 444009
<b>DATE VALID:</b> 10/09/2025	<b>Development Address:</b> Crow Trees Barn Crow Trees Brow Chatburn BB7 4AA	Approval of details reserved by condition 6 (protected species mitigation) of planning permission 3/2022/0834	
<b>Officer:</b>	Kathryn Hughes 01200 425111		
<b>3/2025/0730</b>	Application for tree works in a conser	<b>Development Description:</b>	<b>Grid Reference</b> 374244 441693
<b>DATE VALID:</b> 12/09/2025	<b>Development Address:</b> Clitheroe Castle Grounds Clitheroe BB7 1BG	G10 (Lime) - Fully pollard 9 mature lime trees adjacent to Eshton Terrace.	
<b>Officer:</b>	Alex Shutt 01200 425111		
<b>3/2025/0731</b>	Application for tree works in a conser	<b>Development Description:</b>	<b>Grid Reference</b> 374244 441693
<b>DATE VALID:</b> 12/09/2025	<b>Development Address:</b> Clitheroe Castle Grounds Clitheroe BB7 1BG	T1 Lime - Remove deadwood overhanging path. T3 Cherry - Fell dead tree. T9 Sycamore - Fell. T13 Red Horse Chestnut - Prune tree to reduce northwest side of canopy by up to approximately 2m pruning surrounding canopy to match. T27 Tree of Heaven - Reduce easterly limb and crown clean. T28 Holly - Fell dead tree. T29 Oak - Prune tree to remove lowest branch to west. G3 Lime - Prune applicable trees to attain approximately 2m clearance over roof of toilet block. G11 Ash Remove early mature Ash (marked G11a) to north-east due to conflict with adjacent building. G14 Prunus - Prune four Cherry Plum by up to approximately 1.5m, sever Ivy at base, and prune Sargent Cherry marked G14a to reduce overhangs over adjacent footpath. G19 Ash, Beech & Sycamore - Prune applicable semi mature trees to attain 1.5m clearance to adjacent buildings & remove dead Hawthorn and dying Elm and Ash.	
<b>Officer:</b>	Alex Shutt 01200 425111		

Planning Applications received week ending: 19 September 2025  
Comments By: 10 October 2025

**3/2025/0732**

**DATE VALID:**  
12/09/2025

**Officer:**

Discharge of Conditions  
**Development Address:**  
Eaves House Farm Waddington  
Road West Bradford BB7 3JF

Ben Taylor  
01200 425111

**Development Description:**

Approval of details reserved by condition 19 (Construction Management Plan) and 22 (Written Building Record) on planning permission 3/2025/0198.

**Grid Reference**

373282 444679

**3/2025/0734**

**DATE VALID:**  
15/09/2025

**Officer:**

Certificate of Lawfulness - Proposed  
**Development Address:**  
7 Wasdale Grove Longridge PR3  
3AT

Lucy Walker  
01200 425111

**Development Description:**

Certificate of Lawfulness for proposed demolition of existing extension and conservatory and replacing with a single storey kitchen/diner extension.

**Grid Reference**

359927 436389