



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 19 September 2025

<b>3/2024/0779</b>	<b>Grindleton</b> Applications for full consent <b>Development Address:</b> Far House Farm Whitehall Lane Grindleton BB7 4RL	<b>Development Description:</b> Erection of agricultural livestock buildings.(Part retrospective)	<b>Grid Reference</b> 374745 446466
<b>Decision Date:</b> 17/09/2025			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		
<b>3/2025/0186</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> The Oaks Old Nab Road Langho BB6 8DY	<b>Development Description:</b> Proposed single-storey extension to rear.	<b>Grid Reference</b> 371409 433789
<b>Decision Date:</b> 19/09/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2025/0449</b>	<b>Hothersall</b> Discharge of Conditions <b>Development Address:</b> Tan Yard Farm Ribchester Road Hothersall PR3 3YA	<b>Development Description:</b> Approval of details reserved by condition 3 (walling and roofing), 5 (landscaping plan), 8 (windows and doors), 11 (drainage) and 12 (lighting) of planning permission 3/2023/0075.	<b>Grid Reference</b> 362555 436532
<b>Decision Date:</b> 19/09/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen SPLIT DECISION		
<b>3/2025/0452</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> Whalley Post Office 97a King Street Whalley BB7 9SW	<b>Development Description:</b> Proposed rear single storey extension to form storage area and staff area.	<b>Grid Reference</b> 373318 436341
<b>Decision Date:</b> 18/09/2025			
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin APPROVED WITH CONDITIONS		
<b>3/2025/0504</b>	<b>Bashall Eaves and Great Mitton</b> Applications for full consent <b>Development Address:</b> Poultry Farm Cottages Clitheroe Road Mitton BB7 9PH	<b>Development Description:</b> Erection of a concrete ring slurry tank with synthetic canopy.	<b>Grid Reference</b> 371590 439194
<b>Decision Date:</b> 17/09/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		

<b>3/2025/0530</b>	<b>Ribchester</b>	<b>Grid Reference</b>
	Applications for full consent	364735 437460
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
16/09/2025	Coxes Farm Stoneygate Lane Ribchester PR3 2ZS	Proposed erection of a timber-framed agricultural building with stable.
<b>Officer:</b>	Maya Cullen	
<b>Decision Type:</b>	REFUSED	

<b>3/2025/0534</b>	<b>Read</b>	<b>Grid Reference</b>
	Applications for full consent	376728 434391
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
17/09/2025	Read Football Ground Whalley Road Read BB12 7PN	Proposed 20ft shipping container to be used as an equipment store by Readstone United Football Club.
<b>Officer:</b>	Emily Pickup	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

<b>3/2025/0549</b>	<b>Billington and Langho</b>	<b>Grid Reference</b>
	Applications for full consent	370233 436002
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
19/09/2025	6 Brookside Langho BB6 8AP	Proposed extension and redevelopment of existing house including two storey side extension, single storey rear extension with external flue and new front porch.
<b>Officer:</b>	Lucy Walker	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

<b>3/2025/0556</b>	<b>Rimington and Middop</b>	<b>Grid Reference</b>
	Certificate of Lawfulness - Proposed	381681 444774
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
15/09/2025	Ing End Barn Skeleron Lane Rimington BB7 4EH	Certificate of Lawfulness for proposed single-storey extension to side and separate single-storey extension to rear.
<b>Officer:</b>	Emily Pickup	
<b>Decision Type:</b>	APPROVED NO CONDITIONS	

<b>3/2025/0614</b>	<b>Hothersall</b>	<b>Grid Reference</b>
	Applications for full consent	361561 437175
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
19/09/2025	Higher College Farm Lower Road Longridge PR3 2YY	Proposed change of use of the existing dwellinghouse (C3) to a small children's residential home (C2)
<b>Officer:</b>	Stephen Kilmartin	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

<b>3/2025/0624</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
	Application for tree works in a conser	374300 441801
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
19/09/2025	13 Castle Street Clitheroe BB7 2BT	T1 Ash - Fell due to suppressed form and close proximity to buildings.
<b>Officer:</b>	Alex Shutt	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

<b>3/2025/0633</b>	<b>Waddington</b>	<b>Grid Reference</b>
	Application for tree works	372489 442012
<b>Decision Date:</b> 17/09/2025	<b>Development Address:</b> 165 Kingfisher Close Shireburn Caravan Park Edisford Road Waddington BB7 3LB	<b>Development Description:</b> T1 (Sycamore) - Side reduce west and east sides of canopy overhanging caravans and cars.
<b>Officer:</b> <b>Decision Type:</b>	David Hewitt APPROVED WITH CONDITIONS	

<b>3/2025/0641</b>	<b>Waddington</b>	<b>Grid Reference</b>
	Application for tree works	372718 441981
<b>Decision Date:</b> 17/09/2025	<b>Development Address:</b> 98 Laurel Drive Shireburn Caravan Park Edisford Road Clitheroe BB7 3LB	<b>Development Description:</b> Alder Tree - crown and lift. Silver Birch - to be thinned.
<b>Officer:</b> <b>Decision Type:</b>	David Hewitt APPROVED WITH CONDITIONS	

<b>3/2025/0670</b>	<b>Osbaldeston</b>	<b>Grid Reference</b>
	Agricultural determination	364631 433141
<b>Decision Date:</b> 19/09/2025	<b>Development Address:</b> Land off Osbaldeston Lane Osbaldeston BB2 7LZ	<b>Development Description:</b> Prior notification for an agricultural track 42m long x 2.75m wide under Part 6 Class A of the GDPO.
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker PERMISSION NOT REQUIRED	

<b>3/2025/0671</b>	<b>Ribchester</b>	<b>Grid Reference</b>
	Agricultural determination	363808 436601
<b>Decision Date:</b> 16/09/2025	<b>Development Address:</b> Buckley Hall Farm Preston Road Ribchester PR3 3YD	<b>Development Description:</b> Prior Notification for proposed agricultural storage building under Part 6 Class A of the GDPO 18.3m long, 12.2m wide, 4m high to eaves and 5.5m high to ridge.
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker PERMISSION NOT REQUIRED	

<b>3/2025/0682</b>	<b>Wiswell</b>	<b>Grid Reference</b>
	Agricultural determination	375320 437803
<b>Decision Date:</b> 19/09/2025	<b>Development Address:</b> Wiswell Eaves Farm Pendleton Road Wiswell BB7 9BZ	<b>Development Description:</b> Prior notification for a proposed steel portal frame building 36.6m long, 12.2m wide, 7.31m high to eaves and 8.31m high to ridge over an existing earth-banked silage clamp with a lean-to on one side to be used as a general purpose storage building for machinery, straw and animal feed under Part 6 Class A of the GDPO.
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup PERMISSION NOT REQUIRED	

<b>3/2025/0704</b>	<b>Grindleton</b>	<b>Grid Reference</b>
	Application for tree works in a conser	375748 445948
<b>Decision Date:</b> 17/09/2025	<b>Development Address:</b> Well House Main Street Grindleton BB7 4QT	<b>Development Description:</b> T1 (Wild Cherry) - Remove due to roots causing damage, G1 (Group of Greengage) - Remove due to roots causing damage, T2 (Greengage) - Remove due to proximity to existing structure, T3 (Cypress) - Remove due to poor quality, area to be replanted.
<b>Officer:</b> <b>Decision Type:</b>	David Hewitt APPROVED WITH CONDITIONS	

**3/2025/0705**

**Chatburn**

Discharge of Conditions

**Decision Date:**  
17/09/2025

**Development Address:**

Squirrel Barn Sawley Road  
Chatburn Clitheroe BB7 4LD

**Development Description:**

Approval of details reserved by Condition 3 (Materials) on  
planning permission 3/2025/0371.

**Grid Reference**

377321 445188

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0714**

**Chatburn**

Application for tree works in a conser

**Decision Date:**  
17/09/2025

**Development Address:**

5 Clough Bank Chatburn BB7 4AT

**Development Description:**

T1, T2, T3 and T4 (Beech) all to be felled.

**Grid Reference**

376933 444009

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS