


 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: 26 September 2025**
**Comments By: 17 October 2025**

<b>3/2025/0423</b>	Applications for full consent <b>Development Address:</b> 7 College Wood Mews Longridge PR3 3US	<b>Development Description:</b> Proposed single storey rear kitchen extension.	<b>Grid Reference</b> 361321 437308
<b>DATE VALID:</b> 16/09/2025			
<b>Officer:</b>	Lucy Walker 01200 425111		
<b>3/2025/0566</b>	Applications for full consent <b>Development Address:</b> 4 Tintern Close Read Simonstone BB12 7SS	<b>Development Description:</b> Proposed single-story rear extension with open balcony at first floor, dormer extensions on both sides of the roof slope and the addition of solar panels.	<b>Grid Reference</b> 376858 434259
<b>DATE VALID:</b> 19/09/2025			
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2025/0585</b>	Applications for full consent <b>Development Address:</b> Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ	<b>Development Description:</b> Planning Permission 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;	<b>Grid Reference</b> 365377 435809
<b>DATE VALID:</b> 22/09/2025			
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0740</b>	Discharge of Conditions <b>Development Address:</b> Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	<b>Development Description:</b> Approval of details reserved by conditions 14 (Lighting), 15 (Landscaping) and 21 (Car Parking Surface) on planning permission 3/2024/0622.	<b>Grid Reference</b> 362578 437851
<b>DATE VALID:</b> 16/09/2025			
<b>Officer:</b>	Ben Taylor 01200 425111		
<b>3/2025/0741</b>	Discharge of Conditions <b>Development Address:</b> Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	<b>Development Description:</b> Approval of details reserved by condition 11 (Lighting) on Listed Building Consent 3/2024/0623.	<b>Grid Reference</b> 362578 437851
<b>DATE VALID:</b> 16/09/2025			
<b>Officer:</b>	Ben Taylor 01200 425111		

<b>3/2025/0743</b>			<b>Grid Reference</b> 370353 436670
<b>DATE VALID:</b> 17/09/2025	Application for tree works <b>Development Address:</b> 17 The Woodlands Brockhall Village Old Langho BB6 8BH	<b>Development Description:</b> T1 (Beech) - Fell, T2 (Beech) - Crown reduction by 20-25%, T3 (Red Oak) - Crown reduction by 20-25%, T4 (Horse Chestnut) - Crown reduction by 20-25%.	
<b>Officer:</b>	David Hewitt 01200 425111		
<b>3/2025/0744</b>			<b>Grid Reference</b> 373843 441030
<b>DATE VALID:</b> 24/09/2025	Non-Material amendment <b>Development Address:</b> 3 Fort Street Clitheroe BB7 1BY	<b>Development Description:</b> Non-material amendment to planning permission 3/2023/0271 involving change of external materials.	
<b>Officer:</b>	Lucy Walker 01200 425111		
<b>3/2025/0745</b>			<b>Grid Reference</b> 375906 445495
<b>DATE VALID:</b> 17/09/2025	Alter or Extend a Listed Building <b>Development Address:</b> Duke of York Inn Grindleton Brow Grindleton BB7 4QR	<b>Development Description:</b> Listed Building Consent for reinstatement of window and greenhouse in garden.	
<b>Officer:</b>	Stephen Kilmartin 01200 425111		
<b>3/2025/0746</b>			<b>Grid Reference</b> 374403 441828
<b>DATE VALID:</b> 17/09/2025	Application for tree works <b>Development Address:</b> Bowland Court Lowergate Clitheroe BB7 1AS	<b>Development Description:</b> T1 and T2 (Himalayan Birch) Crown raise to 5.2m to enable ambulance access, crown clean to minimise failure and prune to clear BT wires.	
<b>Officer:</b>	Alex Shutt 01200 425111		
<b>3/2025/0748</b>			<b>Grid Reference</b> 368638 431941
<b>DATE VALID:</b> 17/09/2025	Discharge of Conditions <b>Development Address:</b> 12A Knowsley Road Wilpshire BB1 9PX	<b>Development Description:</b> Approval of details reserved by condition 4 (supply details of boundary/fencing) on planning permission 3/2018/0643.	
<b>Officer:</b>	Lucy Walker 01200 425111		
<b>3/2025/0751</b>			<b>Grid Reference</b> 364422 429554
<b>DATE VALID:</b> 17/09/2025	Application for tree works <b>Development Address:</b> 2 Woodfold Park Farm Mellor Blackburn BB2 7QA	<b>Development Description:</b> Removal of 1 x Horse chestnut tree to ground level and replace with suitable tree.	
<b>Officer:</b>	Alex Shutt 01200 425111		
<b>3/2025/0752</b>			<b>Grid Reference</b> 374191 442328
<b>DATE VALID:</b> 18/09/2025	Applications for full consent <b>Development Address:</b> Fairfield Eastham Street Clitheroe BB7 2HY	<b>Development Description:</b> Proposed demolition of existing garage, lobby and utility room to be replaced with single storey kitchen extension and store.	
<b>Officer:</b>	Emily Pickup 01200 425111		

<b>3/2025/0756</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 19/09/2025	<b>Development Address:</b> 4 Meadowlands Clitheroe BB7 2ND	Proposed single-storey rear extension incorporating first-floor balcony.	373060 441868
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2025/0762</b>	Certificate of Lawfulness - Existing	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 22/09/2025	<b>Development Address:</b> Fox Run Cottage Clitheroe Road Mitton BB7 9PH	Certificate of Lawfulness for the existing use of the property as a (C3) Dwellinghouse	371096 439978
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0763</b>	Discharge of Conditions	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 23/09/2025	<b>Development Address:</b> Cunliffe House Farm Longsight Road Langho BB6 8AD	Approval of details reserved by condition 6 (service management plan), condition 9 (foul and surface drainage), condition 10 (landscaping and boundary treatment), and condition 11 (charging point) of planning permission 3/2023/0410.	369260 434212
<b>Officer:</b>	Lucy Walker 01200 425111		
<b>3/2025/0767</b>	Certificate of Lawfulness - Existing	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 24/09/2025	<b>Development Address:</b> Gander Green Cottage Clitheroe Road Mitton BB7 9PH	Certificate of Lawfulness for the existing use of the property as a (C3) Dwellinghouse.	371084 439986
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2025/0770</b>	Observations to Another Local Auth	<b>Development Description:</b>	<b>Grid Reference</b>
<b>DATE VALID:</b> 24/09/2025	<b>Development Address:</b> Land South of Myerscough Road/West of Branch Road Mellor Brook	Further consultation on South Ribble Borough Council application 07/2025/00406/FUL. Proposed residential development of 121 dwellings with associated landscaping, access/egress, car parking, drainage and other necessary supporting infrastructure.	363929 431248
<b>Officer:</b>	Kathryn Hughes 01200 425111		