



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 26 September 2025

3/2025/0384	Whalley Applications for full consent Development Address: 16 Brookes Lane Whalley BB7 9RG	Development Description: Proposed demolition of front bays and side office, to be replaced with new front bays within the same footprint and sun room to side. Alterations to fenestration to all elevations, internal associated alterations.	Grid Reference 373574 436421
Decision Date: 24/09/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0394	Longridge Applications for full consent Development Address: 19-21 Berry Lane Longridge PR3 3JA	Development Description: Part retrospective planning permission for proposed conversion of existing single residential flat above commercial unit into two separate flats. External alterations to include insertion of new and replacement existing side-facing windows, insertion of rooflight, alterations to existing shop front to include insertion of door and windows to ground floor front elevation and replacement of side door.	Grid Reference 360555 437288
Decision Date: 24/09/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0448	Sabden Applications for full consent Development Address: Cockshotts Farm Stubbins Lane Sabden BB7 9EH	Development Description: Proposed extension to existing agricultural building for milk processing and sales area.	Grid Reference 378118 437704
Decision Date: 24/09/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0462	Longridge Applications for full consent Development Address: Beacon Fell View Caravan Park Higher Road Longridge PR3 2TF	Development Description: Proposed conversion of existing workshop to holiday cottage associated with Beacon Fell View Caravan Park. Proposed works to include creation of first floor and balcony, alterations to roof and insertion of new windows.	Grid Reference 361577 438114
Decision Date: 24/09/2025			
Officer: Decision Type:	Maya Cullen REFUSED		
3/2025/0470	Billington and Langho Discharge of Conditions Development Address: Colliers Farm Whalley Old Road Billington BB7 9LF	Development Description: Approval of details reserved by condition 5 (biodiversity gain plan) and 6 (habitat management and monitoring plan) of planning permission 3/2025/0027.	Grid Reference 372120 435063
Decision Date: 26/09/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

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3/2025/0471

Read

Alter or Extend a Listed Building
Development Address:
Holkers Farm Whins Lane Read
BB12 7RB

Development Description:

Listed Building Consent for repairs and alterations including re-pointing, removal of modern fireplaces and removal of WC compartment.

Grid Reference

376607 435030

Decision Date:
24/09/2025

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

3/2025/0475

Bowland with Leagram

Applications for full consent
Development Address:
Holme Farm Cottage Burtholm Lane
Chipping PR3 2RD

Development Description:

Use of children's home for three children with up to four staff.

Grid Reference

362453 444078

Decision Date:
26/09/2025

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

3/2025/0479

Osbaldeston

Applications for full consent
Development Address:
St Mary's R C Primary School
Longsight Road Clayton le Dale BB2
7HX

Development Description:

Planning permission for installation of 2.4m high welded mesh security fencing and pedestrian gates owing to safeguarding concerns.

Grid Reference

364831 431807

Decision Date:
24/09/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0538

Chipping

Alter or Extend a Listed Building
Development Address:
Barn at Talbot Hotel 5 Talbot Street
Chipping PR3 2QE

Development Description:

Listed Building Consent for the insertion of 3 roof lights to the southern roof slope.

Grid Reference

362283 443328

Decision Date:
22/09/2025

Officer: Kathryn Hughes
Decision Type: REFUSED

3/2025/0546

Sabden

Applications for full consent
Development Address:
49 Whalley Road Sabden BB7 9DZ

Development Description:

Division of existing 5 bedroom dwelling at the former presbytery to St Mary's Church to form one 3 bedroom residential dwelling and an additional 1 bedroom residential apartment. Demolition of 2 garages and store outbuilding. Retention of existing ground floor sacristy.

Grid Reference

377764 437402

Decision Date:
26/09/2025

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

3/2025/0550

Longridge

Applications for full consent
Development Address:
Land to the North of Beech House
Alston Lane Longridge PR3 3BN

Development Description:

Proposed construction of two holiday cottages with associated parking and amenity areas. Alterations to existing vehicular access (part retrospective).

Grid Reference

361455 433386

Decision Date:
24/09/2025

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

Planning Applications decided week ending: 26 September 2025

3/2025/0571	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference 377206 450032
Decision Date: 26/09/2025	Discharge of Conditions Development Address: Corgill Lodge Holden Lane Bolton by Bowland BB7 4LZ	Development Description: Approval of details reserved by condition 10 (Biodiversity Gain Plan) and 11 (Habitat Management and Monitoring Plan) on planning permission 3/2025/0120.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2025/0576	Longridge	Grid Reference 360271 437490
Decision Date: 24/09/2025	Prior Notification of change of use f Development Address: 4 Towneley Road Longridge PR3 3EA	Development Description: Prior approval for the change of use of the upper floor and rear of ground floor from commercial (Class E) to dwellinghouse (Class C3) under Part 3 Class MA of the GDPO.
Officer: Decision Type:	Maya Cullen PRIOR APPROVAL GRANTED	

3/2025/0630	Whalley	Grid Reference 372342 437310
Decision Date: 25/09/2025	Certificate of Lawfulness - Proposed Development Address: 1 Pasture Grove Whalley BB7 9SJ	Development Description: Certificate of lawfulness for proposed loft conversion and rear dormer
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED	

3/2025/0632	Ribchester	Grid Reference 365170 435270
Decision Date: 26/09/2025	Application for tree works in a conser Development Address: Greenside Car Park Ribchester PR23 3ZJ	Development Description: T1 (Copper Beech) - Crown raise over access track. G1 (London Planes) - Crown raise over car park. G2 (London Plane) - Crown raise over car park, (Goat Willow and Blackthorn) - Pollard.
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS	

3/2025/0657	Billington and Langho	Grid Reference 371132 434770
Decision Date: 26/09/2025	Discharge of Conditions Development Address: Mytton Fold Hotel Whalley Road Billington BB6 8AB	Development Description: Approval of details reserved by condition 5 (Biodiversity Gain Plan) and condition 6 (Landscape/habitat management and monitoring plan) on planning permission 3/2025/0094.
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	

3/2025/0689	Clitheroe	Grid Reference 374272 441783
Decision Date: 26/09/2025	Certificate of Lawfulness - Proposed Development Address: Surbiton House Parson Lane Clitheroe BB7 2JN	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).
Officer: Decision Type:	Stephen Kilmartin APPROVED NO CONDITIONS	

Planning Applications decided week ending: 26 September 2025

3/2025/0694

Slaidburn & Easington

Agricultural determination

Decision Date:
26/09/2025

Development Address:

Brook House Green Hole House
Lane Slaidburn BB7 4TS

Officer:
Decision Type:

Emily Pickup
PERMISSION NOT REQUIRED

Development Description:

Prior approval for cattle building (39.55m long, 4.0m height to eaves, 22.1m width, 5.94m height to ridge) with covered muck midden 13m width, 18.25m long, 4.0 to eaves and 5.052m to ridge) and 9m silo including provision of new access road and yard.

Grid Reference

373924 454621

3/2025/0709

Whalley

Application for tree works in a conser

Decision Date:
26/09/2025

Development Address:

3 Clitheroe Road Whalley
Lancashire BB7 9AA

Officer:
Decision Type:

Alex Shutt
APPROVED WITH CONDITIONS

Development Description:

T1 (Spruce), T2 (Lawsons Cyprus) to be felled.

Grid Reference

373350 436491

3/2025/0728

Chatburn

Discharge of Conditions

Decision Date:
26/09/2025

Development Address:

Crow Trees Barn Crow Trees Brow
Chatburn BB7 4AA

Officer:
Decision Type:

Kathryn Hughes
APPROVED WITH CONDITIONS

Development Description:

Approval of details reserved by condition 6 (protected species mitigation) of planning permission 3/2022/0834

Grid Reference

376753 444009