



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 3 October 2025

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| 3/2025/0411 | Aighton, Bailey & Chaigley Alter or Extend a Listed Building | Development Description: Listed Building Consent for internal and external works. External works to include: replacement of windows and lintels, enlargement of window openings, infill doorways and windows, demolition of existing lean-to and erection of stone porch, replacement of roof tiles with slates, replacement of cills and mullions, replacement of guttering and downpipes, removal of render and repoint with lime. Repair of leaded window. Internal works to include: replacement of existing staircase, removal of partitions, excavation of internal floor to increase head height and replacement of internal floor with limecrete. | Grid Reference 368323 437870 |
| Decision Date: 30/09/2025 | Development Address: Dene Cottage 9 The Dene Hurst Green BB7 9QF | | |
| Officer: Decision Type: | Maya Cullen APPROVED WITH CONDITIONS | | |
| 3/2025/0412 | Aighton, Bailey & Chaigley Applications for full consent | Development Description: Planning Permission for replacement of windows and lintels, enlargement of window openings, infill doorways and windows, demolition of existing lean-to and erection of stone porch, replacement of roof tiles with slates, replacement of cills and mullions, replacement of guttering and downpipes, removal of render and repointing with lime. | Grid Reference 368323 437870 |
| Decision Date: 30/09/2025 | Development Address: Dene Cottage 9 The Dene Hurst Green BB7 9QF | | |
| Officer: Decision Type: | Maya Cullen APPROVED WITH CONDITIONS | | |
| 3/2025/0523 | Slaidburn & Easington Applications for full consent | Development Description: Planning permission for extension and alteration of farmhouse and outbuilding including the erection of a side extension, insertion of a door between the listed building and the new extension. | Grid Reference 372970 454957 |
| Decision Date: 02/10/2025 | Development Address: Black House Farm Hole House Lane Slaidburn BB7 4TS | | |
| Officer: Decision Type: | Ben Taylor REFUSED | | |
| 3/2025/0524 | Slaidburn & Easington Alter or Extend a Listed Building | Development Description: Listed Building Consent for extension and alteration of farmhouse and outbuilding including the erection of a side extension, insertion of a door between the listed building and the new extension. | Grid Reference 372970 454957 |
| Decision Date: 02/10/2025 | Development Address: Black House Farm Hole House Lane Slaidburn BB7 4TS | | |
| Officer: Decision Type: | Ben Taylor REFUSED | | |

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| 3/2025/0536 | Ribchester | Grid Reference |
| | Outline | 364085 436062 |
| Decision Date: | Development Address: | Development Description: |
| 01/10/2025 | Dale Hey Bungalow Preston Road Ribchester PR3 3XL | Part retrospective outline planning permission to demolish the existing bungalow and proposed new detached self-build 4/5 bedroom house with access applied for (all other matters reserved). |
| Officer: | Maya Cullen | |
| Decision Type: | APPROVED WITH CONDITIONS | |

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| 3/2025/0559 | Waddington | Grid Reference |
| | Non-Material amendment | 372216 443262 |
| Decision Date: | Development Address: | Development Description: |
| 01/10/2025 | Twitter Bridge Farm Twitter Bridge Farm Twitter Lane Waddington BB7 3LG | Non material amendment to application 3/2022/0791 involving amendments to the proposed elevations. |
| Officer: | Ben Taylor | |
| Decision Type: | REFUSED | |

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| 3/2025/0575 | Clitheroe | Grid Reference |
| | Applications for full consent | 375207 440799 |
| Decision Date: | Development Address: | Development Description: |
| 01/10/2025 | 3 Audley Clough Clitheroe BB7 1FX | Proposed single-storey rear extension forming an sun room |
| Officer: | Lucy Walker | |
| Decision Type: | APPROVED WITH CONDITIONS | |

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| 3/2025/0623 | Whalley | Grid Reference |
| | Prior notification of proposed larger h | 373547 437729 |
| Decision Date: | Development Address: | Development Description: |
| 01/10/2025 | Gleneagles Clitheroe Road Whalley BB7 9AQ | Prior notification for demolition of existing conservatory and construction of proposed single-storey rear extension 6m long, 4.2m wide, 2.6m high to eaves and 3.5m high to ridge under Part 1 Class A of the GDPO. |
| Officer: | Lucy Walker | |
| Decision Type: | PERMISSION REQUIRED | |

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| 3/2025/0634 | Longridge | Grid Reference |
| | Application for tree works | 360418 437150 |
| Decision Date: | Development Address: | Development Description: |
| 30/09/2025 | 28 Kestor Lane Longridge PR3 3JX | T1, T2, T3 (Lime Tree's) Restore canopy lift to previously approved status and selective crown reduction to prevent branches contacting roof and gutters |
| Officer: | David Hewitt | |
| Decision Type: | APPROVED WITH CONDITIONS | |

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| 3/2025/0638 | Horton | Grid Reference |
| | Certificate of Lawfulness - Existing | 385583 450077 |
| Decision Date: | Development Address: | Development Description: |
| 01/10/2025 | Land to the rear Horton Grange Horton Road Horton BD23 3JT | Certificate of Lawfulness for existing use of land as part of residential curtilage for Horton Grange. |
| Officer: | Lucy Walker | |
| Decision Type: | APPROVED NO CONDITIONS | |

3/2025/0653

Hothersall

Variation of Condition

Decision Date:
01/10/2025

Development Address:

Higher College Farm Lower Road
Longridge PR3 2YY

Officer:
Decision Type:

Stephen Kilmartin
REFUSED

Development Description:

Variation of condition 2 (Plans) on permission 3/2023/0706 for the proposed erection of 34 Class E(g) units and one battery storage and maintenance unit with associated parking and access. Resubmission of application 3/2022/0553.

Grid Reference

361561 437175

3/2025/0715

Waddington

Non-Material amendment

Decision Date:
02/10/2025

Development Address:

37 Waddow Grove Waddington BB7
3JL

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Development Description:

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.

Grid Reference

373048 443684

3/2025/0730

Clitheroe

Application for tree works in a conser

Decision Date:
03/10/2025

Development Address:

Clitheroe Castle Grounds Clitheroe
BB7 1BG

Officer:
Decision Type:

Alex Shutt
APPROVED WITH CONDITIONS

Development Description:

G10 (Lime) - Fully pollard 9 mature lime trees adjacent to Eshton Terrace.

Grid Reference

374244 441693

3/2025/0731

Clitheroe

Application for tree works in a conser

Decision Date:
03/10/2025

Development Address:

Clitheroe Castle Grounds Clitheroe
BB7 1BG

Officer:
Decision Type:

Alex Shutt
APPROVED WITH CONDITIONS

Development Description:

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.

Grid Reference

374244 441693