



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 10 October 2025

3/2025/0126

Simonstone

Applications for full consent

Decision Date:
10/10/2025

Development Address:

Trapp Forge Trapp Lane
Simonstone BB12 7QW

Development Description:

Proposed extension to the side of the existing building and relocation of storage containers.

Grid Reference

377798 435530

Officer:

Emily Pickup

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0146

Simonstone

Applications for full consent

Decision Date:
10/10/2025

Development Address:

Evesons Barn Simonstone Lane
Simonstone BB12 7NU

Development Description:

Proposed change of use of land to residential with access track (60m long), gate (2m high) and boundary treatments (1.2m high fences and 1m high stone wall), bin store and parking area to the rear.

Grid Reference

377797 434144

Officer:

Kathryn Hughes

Decision Type:

REFUSED

3/2025/0231

Clitheroe

Applications for full consent

Decision Date:
10/10/2025

Development Address:

3 Church Street Clitheroe BB7 2DD

Development Description:

Change of use from hot food takeaway (sui generis) to two ground floor commercial units (Use Class E) and a HMO on the ground, first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include partial demolition and rebuild of existing rear single-story extension, conversion of garage to rear, insertion of rooflights and new door to main building.

Grid Reference

374397 441941

Officer:

Emily Pickup

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0426

Billington and Langho

Applications for full consent

Decision Date:
06/10/2025

Development Address:

Land to the east of York Road
Langho opposite junction with
Snodworth Road

Development Description:

Proposed erection of an agricultural building measuring 3m x 7m with a maximum height of 2.5m.

Grid Reference

370890 433056

Officer:

Kathryn Hughes

Decision Type:

REFUSED

3/2025/0441	Clitheroe Alter or Extend a Listed Building	Development Description: LISTED BUILDING CONSENT TO DEMOLISH AND RE-BUILD EXISTING SINGLE STOREY FLAT ROOF ELEMENT AND AMEND EXISTING GARAGE ELEMENT TO ADD NEW WINDOWS AND DOORS. INTERNAL ALTERATIONS TO INCLUDE THE CONSTRUCTION OF TWO ENSUITE BATHROOMS ON THE SECOND FLOOR	Grid Reference 374397 441941
Decision Date: 10/10/2025	Development Address: 3 Church Street Clitheroe BB7 2DD		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2025/0460	Read Applications for full consent	Development Description: Retrospective change of use of land from agricultural to residential to extend the domestic curtilage of the property and associated engineering operations.	Grid Reference 376422 434850
Decision Date: 10/10/2025	Development Address: Hammond View 38 George Lane Read BB12 7RH		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2025/0601	Waddington Discharge of Conditions	Development Description: Approval of details reserved by conditions 13 (bird/bat boxes) and 14 (historic building record) on planning permission 3/2025/0177.	Grid Reference 373282 444679
Decision Date: 07/10/2025	Development Address: Eaves House Farm Waddington Road West Bradford BB7 3JF		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		

3/2025/0609	Whalley Applications for full consent	Development Description: Proposed erection of new 1.6m high garden fence along with 6m long x 1.6m high electric sliding gate, both at the rear.	Grid Reference 373498 436467
Decision Date: 10/10/2025	Development Address: 9 Brookes Lane Whalley BB7 9RG		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2025/0611	Bolton-by-Bowland, Gisburn Forest and Sawley Alter or Extend a Listed Building	Development Description: Listed Building Consent for proposed removal of existing cedar shingle roof finish over the garden room extension and installation of new cedar shingle roof finish	Grid Reference 378216 449460
Decision Date: 07/10/2025	Development Address: Howgills Barn Bolton-by-Bowland Clitheroe Lancashire BB7 4NN		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		

3/2025/0639	Aighton, Bailey & Chaigley Discharge of Conditions	Development Description: Approval of details reserved by condition 10 (building recording and analysis) of planning permission 3/2023/0814.	Grid Reference 370307 439117
Decision Date: 07/10/2025	Development Address: Springwood Whalley Road Hurst Green BB7 9PN		
Officer: Decision Type:	Maya Cullen partial discharge		

3/2025/0648	Wiswell	Grid Reference
	Certificate of Lawfulness - Proposed	375425 436836
Decision Date:	Development Address:	Development Description:
09/10/2025	Bramley Farm House Clerk Hill Road Sabden BB7 9FQ	Certificate of Lawfulness for a proposed single storey rear extension.
Officer:	Emily Pickup	
Decision Type:	APPROVED NO CONDITIONS	

3/2025/0659	Whalley	Grid Reference
	Applications for full consent	372417 437840
Decision Date:	Development Address:	Development Description:
10/10/2025	9 Kingsmill Avenue Whalley BB7 9PG	Proposed removal of the existing conservatory and erection of a single storey rear extension.
Officer:	Lucy Walker	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0677	Longridge	Grid Reference
	Discharge of Conditions	363889 439018
Decision Date:	Development Address:	Development Description:
10/10/2025	Cuckoo Hall Higher Road Longridge PR3 2YX	Approval of details reserved by conditions 7 (Written Scheme of Investigation), 10 (Bat/Bird Boxes), 11 (Barn Owl Box), 12 (Ecologist Report), 13 (Landscaping Scheme), 15 (Habitat Management and Monitoring Plan) on planning permission 3/2024/0121.
Officer:	Stephen Kilmartin	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0701	Clitheroe	Grid Reference
	Alter or Extend a Listed Building	374333 441852
Decision Date:	Development Address:	Development Description:
10/10/2025	33 Castle Street Clitheroe BB7 2BT	Listed Building Consent for proposed subdivision of shop premises to accommodate living accommodation on first and second floors for use as letting apartment.
Officer:	Stephen Kilmartin	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0712	Clitheroe	Grid Reference
	Advertisements	374378 441912
Decision Date:	Development Address:	Development Description:
08/10/2025	7 Market Place Clitheroe Lancashire BB7 2BZ	Advertisement consent for replacement of existing signage; new individually mounted letters to existing fascia panel with locators/pins; new illuminated hanging and projecting sign.
Officer:	Stephen Kilmartin	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0732	Waddington	Grid Reference
	Discharge of Conditions	373282 444679
Decision Date:	Development Address:	Development Description:
08/10/2025	Eaves House Farm Waddington Road West Bradford BB7 3JF	Approval of details reserved by condition 19 (Construction Management Plan) and 22 (Written Building Record) on planning permission 3/2025/0198.
Officer:	Ben Taylor	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0743

Billington and Langho

Grid Reference

Application for tree works

Development Description:

370353 436670

Decision Date:
07/10/2025

Development Address:

17 The Woodlands Brockhall Village
Old Langho BB6 8BH

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%.

Officer:

David Hewitt

Decision Type:

APPROVED WITH CONDITIONS
