Directors : Adam Allen Nicola Hopkins Jane Pearson

Chief Executive - Marshal Scott

RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 17 October 2025

3/2025/0049 — **Dinckley**

Applications for full consent

Development Address: Megitta House Kenyon Lane Langho BB6 8AN

Decision Date: 16/10/2025

Officer: Kathryn Hughes

Decision Type: APPROVED WITH CONDITIONS

Grid Reference 368750 435883

Development Description: Erection of two storey rear and side extension with single storey rear (west) extension including balconies to side and rear; single storey extensions to the front elevation (east) and porch.

3/2025/0490 — **Bolton-by-Bowland, Gisburn Forest and Sawley**

Alter or Extend a Listed Building

Development Address: Fernside 5 and 7 Hellifield Road Bolton by Bowland BB7 4NS

Decision Date: 16/10/2025

Officer: Ben Taylor

Decision Type: APPROVED WITH CONDITIONS

Grid Reference 378579 449440

Development Description: Listed building consent for reinstatement of historic fenestration (doors and windows), installation of painted hardwood side-hung multi-paned casements, formation of a new door into the rear garden, formation of a new retaining wall and steps to provide access to the rear garden and ground excavation/terrace added, demolition of a 1980s carport and a 1980s porch, replacement of internal concrete floor slabs with breathable insulated limecrete slabs, replacement of cement plaster with lime sand or lime/hemp insulating plaster, replacement of a 1980s staircase (at the eastern end of the building), replacement of concrete paths and slabs (externally) with granite sets laid to fall away from the building, alteration of services to accommodate the new ground floor layout (i.e. relocation of the kitchen at the eastern end of the building into the central bay).

3/2025/0491 — **Bolton-by-Bowland, Gisburn Forest and Sawley**

Applications for full consent

Development Address: Fernside 5 and 7 Hellifield Road Bolton by Bowland BB7 4NS

Decision Date: 16/10/2025

Officer: Ben Taylor

Decision Type: APPROVED WITH CONDITIONS

Grid Reference 378579 449440

Development Description: Planning permission for reinstatement of historic fenestration (doors and windows), ground excavated at rear and formation of a new retaining wall and steps and terrace, demolition of a 1980s carport and a 1980s porch, replacement of concrete paths and slabs (externally) with granite sets laid to fall away from the building.

3/2025/0493 — **Clayton-le-Dale**

Discharge of Conditions

Development Address: Sunnyside Longsight Road Clayton le Dale BB1 9EX

Decision Date: 17/10/2025

Officer: Kathryn Hughes

Decision Type: APPROVED WITH CONDITIONS

Grid Reference 366345 433245

Development Description: Approval of details reserved by Condition 5 (Construction Traffic Management Plan) and Condition 7 (Drainage Scheme) of planning permission 3/2024/0010 approved by appeal APP/T2350/W/24/3353515.

Planning Applications decided week ending: 17 October 2025

3/2025/0496

Applications for full consent

Development Address:
18 Hornby Road Longridge Preston PR3 3RE

Development Description:
Demolition of rear lean-to extension and garage. Proposed single storey side and rear extensions to form garage, wc, utility and kitchen area.

Grid Reference
360701 437563

Decision Date:
17/10/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0557

Aighton, Bailey & Chaigley
Applications for full consent

Development Address:
5 The Dene Hurst Green BB7 9QF

Development Description:
Proposed garden room.

Grid Reference
368358 437895

Decision Date:
17/10/2025

Officer: Lucy Walker
Decision Type: REFUSED

3/2025/0562

Bolton-by-Bowland, Gisburn Forest and Sawley
Applications for full consent

Development Address:
Wyncongill Farm Holden Lane Bolton-by-Bowland Clitheroe BB7 4LZ

Development Description:
Construction of a steel frame agricultural building to accommodate 4 robotic milking stations. Installation of solar panels on an existing building.

Grid Reference
372216 443262

Decision Date:
16/10/2025

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2025/0572

Wiswell
Discharge of Conditions

Development Address:
23 Pendleton Road Wiswell BB7 9DD

Development Description:
Approval of details reserved by condition 6 (surfacing and marking out of car park) of planning permission 3/2024/0234.

Grid Reference
374637 437491

Decision Date:
16/10/2025

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2025/0581

Horton
Applications for full consent

Development Address:
Horton Pasture Farm Rakes Lane Horton in Craven BD23 3JP

Development Description:
Proposed earth banked slurry lagoon.

Grid Reference
386744 451693

Decision Date:
17/10/2025

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Planning Applications decided week ending: 17 October 2025

3/2025/0617

Decision Date: 16/10/2025

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Sabden
Applications for full consent
Development Address: Whins Farm The Whins Sabden BB7 9HP

Development Description: Proposed creation of two new door openings and insertion of two sets of patio doors on the gable end of the south west elevation.

Grid Reference 377101 437517

3/2025/0661

Decision Date: 14/10/2025

Officer: Emily Pickup
Decision Type: APPROVED NO CONDITIONS

Whalley
Certificate of Lawfulness - Proposed
Development Address: 14 Nethertown Close Whalley BB7 9SF

Development Description: Certificate of Lawfulness for proposed erection of new timber fence

Grid Reference 372587 436643

3/2025/0662

Decision Date: 15/10/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Longridge
Applications for full consent
Development Address: 38 Higher Road Longridge PR3 3SX

Development Description: Planning permission for proposed demolition of existing defective rear extension and external staircase to the basement. Erection of a new two-storey rear extension with internal staircase for access to the basement.

Grid Reference 360855 437410

3/2025/0664

Decision Date: 15/10/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Longridge
Alter or Extend a Listed Building
Development Address: 38 Higher Road Longridge PR3 3SX

Development Description: Listed Building Consent for demolition of existing defective rear extension and external staircase to the basement. Erection of a new two-storey rear extension with internal staircase for access to the basement.

Grid Reference 360855 437410

3/2025/0666

Decision Date: 15/10/2025

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

Wiswell
Discharge of Conditions
Development Address: Land at Morans Farm Pendleton Road Wiswell BB7 9BZ

Development Description: Approval of details reserved by conditions 6 (surface detail of parking areas) and 8 (landscaping plan ADM/23/04/08) on planning permission 3/2023/0281.

Grid Reference 375296 438345

3/2025/0676

Decision Date: 16/10/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Billington and Langho
Discharge of Conditions
Development Address: Cunliffe House Farm Longsight Road Langho BB6 8AD

Development Description: Approval of details reserved by conditions 5 (Biodiversity Gain Plan) and 6 (Landscape/Habitat Management Plan) on planning permission 3/2025/0359.

Grid Reference 369260 434212

Planning Applications decided week ending: 17 October 2025

3/2025/0697

Billington and Langho
Non-Material amendment

Development Address:
24 Kirkdale Road Langho BB6 8EW

Grid Reference
370267 433743

Development Description:
Non-material amendment to application 3/2025/0114 involving a change of dormer wall material from wall hung concrete tiles to grey composite cladding.

Decision Date:
15/10/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0716

Newton
Non-Material amendment

Development Address:
Higher House Barn Back Lane Newton BB7 3EE

Grid Reference
369329 450633

Development Description:
Non material amendment to application 3/2024/0368 involving change of roof tile, installation of roof lights, change in material on new elevation from render to natural sand/limestone.

Decision Date:
13/10/2025

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2025/0719

Longridge
Discharge of Conditions

Development Address:
Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN

Grid Reference
362578 437851

Development Description:
Approval of details reserved by condition 5 (Written Scheme of Investigation) on Listed Building Consent 3/2025/0511.

Decision Date:
16/10/2025

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS