



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 24 October 2025

3/2025/0502	Bowland Forest (Lower) Applications for full consent Development Address: Radholme Laund Farm Hall Hill Whitewell BB7 3DF	Grid Reference 366648 445882
Decision Date: 21/10/2025	Development Description: Erection of a concrete ring slurry tank with synthetic canopy.	
Officer: Maya Cullen		
Decision Type: APPROVED WITH CONDITIONS		
3/2025/0507	Mellor Applications for full consent Development Address: Lower Reaps Farm Whinney Lane Mellor BB2 7EL	Grid Reference 366124 430211
Decision Date: 24/10/2025	Development Description: Application for Planning Permission for conversion of barn to create new dwelling. Demolition of existing farm block.	
Officer: Maya Cullen		
Decision Type: APPROVED WITH CONDITIONS		
3/2025/0508	Mellor Alter or Extend a Listed Building Development Address: Lower Reaps Farm Whinney Lane Mellor BB2 7EL	Grid Reference 366124 430211
Decision Date: 24/10/2025	Development Description: Listed Building Consent for conversion of an existing barn to create a dwelling. Internal and external alterations to include creation of first floor, insertion of rooflights, doors and windows.	
Officer: Maya Cullen		
Decision Type: APPROVED WITH CONDITIONS		
3/2025/0597	Clitheroe Applications for full consent Development Address: 70-74 Bawdlands Clitheroe BB7 2LA	Grid Reference 373927 441615
Decision Date: 24/10/2025	Development Description: Retrospective application for change of use of ground floor from hot food takeaway (sui generis) to additional living accommodation for the existing dwelling (C3).	
Officer: Ben Taylor		
Decision Type: APPROVED WITH CONDITIONS		
3/2025/0616	Billington and Langho Applications for full consent Development Address: 36 Painter Wood Whalley Old Road Billington BB7 9JD	Grid Reference 372760 435573
Decision Date: 24/10/2025	Development Description: Regularisation of landscaping and engineering works to create extended parking area to front and terracing at the rear.	
Officer: Emily Pickup		
Decision Type: APPROVED WITH CONDITIONS		

3/2025/0631	Simonstone Applications for full consent Development Address: 21 Woodside Road Simonstone BB12 7JG	Development Description: Proposed two-storey side extension and the demolition of single-storey garage.	Grid Reference 377127 434793
Decision Date: 21/10/2025			
Officer: Emily Pickup			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0642	Bolton-by-Bowland, Gisburn Forest and Sawley Applications for full consent Development Address: Closes Hall Farm Stump Cross Lane Bolton by Bowland BB7 4LX	Development Description: Construction of a steel framed agricultural building for dairy cows.	Grid Reference 380445 450588
Decision Date: 24/10/2025			
Officer: Emily Pickup			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0651	Bowland Forest (Lower) Applications for full consent Development Address: Sugar Hill Farm Whitewell Road Cow Ark BB7 3DG	Development Description: Proposed formation of new agricultural/field access	Grid Reference 367093 444952
Decision Date: 24/10/2025			
Officer: Lucy Walker			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0663	Clitheroe Applications for full consent Development Address: Clitheroe Rugby Club Copperfield Close Clitheroe BB7 1ER	Development Description: Proposed installation of 4no steel storage containers on existing playing field	Grid Reference 374355 441016
Decision Date: 23/10/2025			
Officer: Stephen Kilmartin			
Decision Type: REFUSED			
3/2025/0680	Billington and Langho Applications for full consent Development Address: 12 Northcote Park Langho Blackburn BB6 8FB	Development Description: Proposed garage conversion.	Grid Reference 370552 434610
Decision Date: 22/10/2025			
Officer: Lucy Walker			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0691	Rimington and Middop S.106 Variation Development Address: Kelrydding House Station Road Rimington Clitheroe Lancs BB7 4DR	Development Description: Removal of the Section 52 agreement under Town and Country Planning Act 1971 dated 21st September 1987 relating to application 3/1987/0381 which secured the dwellings as holiday accommodation.	Grid Reference 380000 446050
Decision Date: 24/10/2025			
Officer: Ben Taylor			
Decision Type: APPROVED NO CONDITIONS			

3/2025/0693	Aighton, Bailey & Chaigley PRIOR NOTIFICATION OF AGRIC E Development Address: Agricultural Building at Foxfields Farm Whalley Road Hurst Green BB7 9PN Officer: Maya Cullen Decision Type: REFUSED	Development Description: Prior approval for proposed change of use of an agricultural building to form a dwelling under Part 3 Class Q (a) and (b) of the GDPO	Grid Reference 370066 438148
3/2025/0725	Longridge Discharge of Conditions Development Address: Dilworth Coach House 41 Dilworth Lane Longridge PR3 3ST Officer: Maya Cullen Decision Type: APPROVED WITH CONDITIONS	Development Description: Approval of details reserved by conditions 6 (surface water drainage strategy) and 9 (landscaping) of planning permission 3/2023/0374.	Grid Reference 361161 437252
3/2025/0744	Clitheroe Non-Material amendment Development Address: 3 Fort Street Clitheroe BB7 1BY Officer: Lucy Walker Decision Type: APPROVED WITH CONDITIONS	Development Description: Non-material amendment to planning permission 3/2023/0271 involving change of external materials.	Grid Reference 373843 441030
3/2025/0745	Grindleton Alter or Extend a Listed Building Development Address: Duke of York Inn Grindleton Brow Grindleton BB7 4QR Officer: Stephen Kilmartin Decision Type: APPROVED WITH CONDITIONS	Development Description: Listed Building Consent for reinstatement of window and greenhouse in garden.	Grid Reference 375906 445495
3/2025/0751	Mellor Application for tree works Development Address: 2 Woodfold Park Farm Mellor Blackburn BB2 7QA Officer: Alex Shutt Decision Type: APPROVED WITH CONDITIONS	Development Description: Removal of 1 x Horse chestnut tree to ground level and replace with suitable tree.	Grid Reference 364422 429554
3/2025/0771	Bowland Forest (Lower) Agricultural determination Development Address: Spire Farm Cow Ark Road Newton BB7 3DH Officer: Emily Pickup Decision Type: PERMISSION NOT REQUIRED	Development Description: Prior notification for proposed compacted stone and hardcore forestry access track 3.5m wide and 340m long under Part 6 Class E of the GDPO.	Grid Reference 368287 446552

3/2025/0777	Clitheroe Applications for full consent Development Address: Kings Arms 144 Bawdlands Clitheroe BB7 2LA	Development Description: Single storey flat roof extension to rear (part retrospective).	Grid Reference 373792 441628
Decision Date: 24/10/2025			
Officer: Stephen Kilmartin			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0778	Newsholme and Paythorne Agricultural determination Development Address: Higher House Farm Settle Lane Paythorne BB7 4JD	Development Description: Prior notification for proposed agricultural building for storage of machinery and straw, resurfacing and improvement of track for access to fields, under Part 6 Class A of the GDPO.	Grid Reference 382888 452342
Decision Date: 22/10/2025			
Officer: Ben Taylor			
Decision Type: PERMISSION NOT REQUIRED			
3/2025/0787	Aighton, Bailey & Chaigley Prior Notification of Demolition of Building Development Address: Old Dairy Farm Chipping Road Chaigley BB7 3LS	Development Description: Prior notification for demolition of a mixed-materials agricultural lean-to under Part 11 Class B of the GDPO	Grid Reference 369111 441517
Decision Date: 21/10/2025			
Officer: Maya Cullen			
Decision Type: PERMISSION NOT REQUIRED			
3/2025/0802	Bowland Forest (Lower) Agricultural determination Development Address: Buildings 100m to the west of Hareclough Farm Rabbit Lane Talbot Bridge Bashall Eaves BB7	Development Description: Prior notification for one steel portal framed pitched roof cattle shed, one timber framed mono-pitch young stock shed, muck midden and hardcore yard under Part 6 Class A of the GDPO.	Grid Reference 370020 445497
Decision Date: 24/10/2025			
Officer: Lucy Walker			
Decision Type: PERMISSION NOT REQUIRED			