



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	Development Description: Erection of a concrete ring slurry tank with synthetic canopy.	Grid Reference 366648 445882
Decision Date: 21/10/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0507	Mellor Applications for full consent Development Address: Lower Reaps Farm Whinney Lane Mellor BB2 7EL	Development Description: Application for Planning Permission for conversion of barn to create new dwelling. Demolition of existing farm block.	Grid Reference 366124 430211
Decision Date: 24/10/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0508	Mellor Alter or Extend a Listed Building Development Address: Lower Reaps Farm Whinney Lane Mellor BB2 7EL	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.	Grid Reference 366124 430211
Decision Date: 24/10/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0597	Clitheroe Applications for full consent Development Address: 70-74 Bawdlands Clitheroe BB7 2LA	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).	Grid Reference 373927 441615
Decision Date: 24/10/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0616	Billington and Langho Applications for full consent Development Address: 36 Painter Wood Whalley Old Road Billington BB7 9JD	Development Description: Regularisation of landscaping and engineering works to create extended parking area to front and terracing at the rear.	Grid Reference 372760 435573
Decision Date: 24/10/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2025/0631	Simonstone	Grid Reference
	Applications for full consent	377127 434793
Decision Date: 21/10/2025	Development Address: 21 Woodside Road Simonstone BB12 7JG	Development Description: Proposed two-storey side extension and the demolition of single-storey garage.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2025/0642	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference
	Applications for full consent	380445 450588
Decision Date: 24/10/2025	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.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2025/0651	Bowland Forest (Lower)	Grid Reference
	Applications for full consent	367093 444952
Decision Date: 24/10/2025	Development Address: Sugar Hill Farm Whitewell Road Cow Ark BB7 3DG	Development Description: Proposed formation of new agricultural/field access
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2025/0663	Clitheroe	Grid Reference
	Applications for full consent	374355 441016
Decision Date: 23/10/2025	Development Address: Clitheroe Rugby Club Copperfield Close Clitheroe BB7 1ER	Development Description: Proposed installation of 4no steel storage containers on existing playing field
Officer: Decision Type:	Stephen Kilmartin REFUSED	

3/2025/0680	Billington and Langho	Grid Reference
	Applications for full consent	370552 434610
Decision Date: 22/10/2025	Development Address: 12 Northcote Park Langho Blackburn BB6 8FB	Development Description: Proposed garage conversion.
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2025/0691	Rimington and Middop	Grid Reference
	S.106 Variation	380000 446050
Decision Date: 24/10/2025	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.
Officer: Decision Type:	Ben Taylor APPROVED NO CONDITIONS	

3/2025/0693	Aighton, Bailey & Chaigley	Grid Reference
Decision Date: 21/10/2025	PRIOR NOTIFICATION OF AGRIC E Development Address: Agricultural Building at Foxfields Farm Whalley Road Hurst Green BB7 9PN	370066 438148
Officer: Decision Type:	Maya Cullen 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

3/2025/0725	Longridge	Grid Reference
Decision Date: 24/10/2025	Discharge of Conditions Development Address: Dilworth Coach House 41 Dilworth Lane Longridge PR3 3ST	361161 437252
Officer: Decision Type:	Maya Cullen 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.

3/2025/0744	Clitheroe	Grid Reference
Decision Date: 21/10/2025	Non-Material amendment Development Address: 3 Fort Street Clitheroe BB7 1BY	373843 441030
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	Development Description: Non-material amendment to planning permission 3/2023/0271 involving change of external materials.

3/2025/0745	Grindleton	Grid Reference
Decision Date: 24/10/2025	Alter or Extend a Listed Building Development Address: Duke of York Inn Grindleton Brow Grindleton BB7 4QR	375906 445495
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS	Development Description: Listed Building Consent for reinstatement of window and greenhouse in garden.

3/2025/0751	Mellor	Grid Reference
Decision Date: 24/10/2025	Application for tree works Development Address: 2 Woodfold Park Farm Mellor Blackburn BB2 7QA	364422 429554
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS	Development Description: Removal of 1 x Horse chestnut tree to ground level and replace with suitable tree.

3/2025/0771	Bowland Forest (Lower)	Grid Reference
Decision Date: 21/10/2025	Agricultural determination Development Address: Spire Farm Cow Ark Road Newton BB7 3DH	368287 446552
Officer: Decision Type:	Emily Pickup 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.

3/2025/0777

Clitheroe

Applications for full consent

Decision Date:
24/10/2025

Development Address:

Kings Arms 144 Bawdlands
Clitheroe BB7 2LA

Officer:
Decision Type:

Stephen Kilmartin
APPROVED WITH CONDITIONS

Development Description:

Single storey flat roof extension to rear (part retrospective).

Grid Reference

373792 441628

3/2025/0778

Newsholme and Paythorne

Agricultural determination

Decision Date:
22/10/2025

Development Address:

Higher House Farm Settle Lane
Paythorne BB7 4JD

Officer:
Decision Type:

Ben Taylor
PERMISSION NOT REQUIRED

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

3/2025/0787

Aighton, Bailey & Chaigley

Prior Notification of Demolition of Bui

Decision Date:
21/10/2025

Development Address:

Old Dairy Farm Chipping Road
Chaigley BB7 3LS

Officer:
Decision Type:

Maya Cullen
PERMISSION NOT REQUIRED

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

3/2025/0802

Bowland Forest (Lower)

Agricultural determination

Decision Date:
24/10/2025

Development Address:

Buildings 100m to the west of
Hareclough Farm Rabbit Lane
Talbot Bridge Bashall Eaves BB7
2NS

Officer:
Decision Type:

Ben Walker
PERMISSION NOT REQUIRED

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