



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 31 October 2025

**3/2025/0399**

**Grindleton**

Applications for full consent

**Decision Date:**  
27/10/2025

**Development Address:**

3 Eccles Terrace Main Street  
Grindleton BB7 4RD

**Development Description:**

Proposed part single storey and part two storey extension to rear of property.

**Grid Reference**

375850 445632

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0400**

**Chipping**

Applications for full consent

**Decision Date:**  
29/10/2025

**Development Address:**

Black Moss Farm Elmridge Lane  
Chipping PR3 2NY

**Development Description:**

Erection of replacement agricultural livestock building which has been previously demolished (retrospective).

**Grid Reference**

360123 440456

**Officer:**

Maya Cullen

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0492**

**Aughton, Bailey & Chaigley**

Discharge of Conditions

**Decision Date:**  
27/10/2025

**Development Address:**

Avenue Farm Avenue Road Hurst  
Green BB7 9QB

**Development Description:**

Approval of details reserved by Condition 4 ( External Materials), Condition 5 (Window and Door Materials), Condition 14 (Construction Management Plan), Condition 20 (Bird and Bat Boxes), Condition 23 (Drainage Strategy) of planning permission 3/2025/0006.

**Grid Reference**

368275 438410

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0533**

**Horton**

Applications for full consent

**Decision Date:**  
28/10/2025

**Development Address:**

7 Horton Lodge Horton Road Horton  
Skipton BD23 3JX

**Development Description:**

Proposed erection of a single storey rear extension following demolition of existing conservatory.

**Grid Reference**

385875 449628

**Officer:**

Emily Pickup

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0569**

**Thornley-with-Wheatley**

Applications for full consent

**Decision Date:**  
31/10/2025

**Development Address:**

Wood Top Farm Chipping Road  
Chaigley PR3 2TS

**Development Description:**

Proposed demolition of redundant barn and erection of farm worker's (self-build) dwelling to include new vehicular track.

**Grid Reference**

365061 442574

**Officer:**

Maya Cullen

**Decision Type:**

REFUSED

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| <b>3/2025/0591</b>                       | <b>Pendleton</b><br>Applications for full consent<br><b>Development Address:</b><br>Long Acre Whalley Road Pendleton<br>Lancashire BB7 1PP                                     | <b>Development Description:</b><br>Proposed single storey rear extension with internal<br>remodelling at ground floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Grid Reference</b><br>373687 439601 |
| <b>Decision Date:</b><br>28/10/2025      |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Emily Pickup<br>APPROVED WITH CONDITIONS                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>3/2025/0645</b>                       | <b>Bolton-by-Bowland, Gisburn Forest and Sawley</b><br>Applications for full consent<br><b>Development Address:</b><br>Lords Farm Hellifield Road Bolton by<br>Bowland BB7 4LY | <b>Development Description:</b><br>To construct a steel framed building for sheep housing and<br>sheep handling pens including new stone access track and<br>hardstanding.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Grid Reference</b><br>380104 452087 |
| <b>Decision Date:</b><br>31/10/2025      |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Ben Taylor<br>APPROVED WITH CONDITIONS                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>3/2025/0646</b>                       | <b>Mearley</b><br>Applications for full consent<br><b>Development Address:</b><br>Land to the North of Fields Farm<br>Mearley Pendleton BB7 1PU                                | <b>Development Description:</b><br>Retrospective application for the creation of an extension to<br>an existing farm track for agricultural use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Grid Reference</b><br>376720 441477 |
| <b>Decision Date:</b><br>31/10/2025      |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Emily Pickup<br>APPROVED WITH CONDITIONS                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>3/2025/0654</b>                       | <b>Bowland Forest (Lower)</b><br>Applications for full consent<br><b>Development Address:</b><br>Crane Wood Farm Whitewell Road<br>Cow Ark Whitewell BB7 3DG                   | <b>Development Description:</b><br>Planning permission for alterations to Crane Wood Farm<br>Barn including: re-roofing of the main barn; replacing sheet<br>roofing with reclaimed stone slate with new timber rafters<br>and re-roofing of adjoining slate covered lean-to shippon;<br>alterations to window and door openings (part<br>retrospective).                                                                                                                                                                                                                                                                           | <b>Grid Reference</b><br>366932 445170 |
| <b>Decision Date:</b><br>29/10/2025      |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>APPROVED WITH CONDITIONS                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>3/2025/0655</b>                       | <b>Bowland Forest (Lower)</b><br>Alter or Extend a Listed Building<br><b>Development Address:</b><br>Crane Wood Farm Whitewell Road<br>Cow Ark Whitewell BB7 3DG               | <b>Development Description:</b><br>Listed Building Consent for regularisation of replacement of<br>sliding door and infill window with new threshing door.<br>Proposed repairs and alterations to Crane Wood Farm Barn<br>including: stripping and re-roofing of the main barn;<br>replacing sheet roofing with reclaimed stone slate and<br>repair of timber rafters, purlins and truss roof structure;<br><u>repairs to the roof structure and re-roofing of adjoining slate</u><br>covered lean-to shippon; alterations and repairs to window<br>and door openings and repointing and repairs to cracks to<br>the masonry walls. | <b>Grid Reference</b><br>366932 445170 |
| <b>Decision Date:</b><br>29/10/2025      |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>APPROVED WITH CONDITIONS                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |

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| <b>3/2025/0685</b>                       | <b>Billington and Langho</b>                                                | <b>Grid Reference</b>                                                                                                         |
|                                          | Applications for full consent                                               | 370105 435364                                                                                                                 |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>Field Barn Old Langho Road Langho<br>BB6 8AW | <b>Development Description:</b><br>Regularisation of change of use of existing domestic<br>outbuilding/garage to holiday let. |
| <b>Officer:</b><br><b>Decision Type:</b> | Lucy Walker<br>APPROVED WITH CONDITIONS                                     |                                                                                                                               |

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| <b>3/2025/0707</b>                       | <b>Bowland Forest (Lower)</b>                                                                                    | <b>Grid Reference</b>                                                                                                                                                                                                                            |
|                                          | Discharge of Conditions                                                                                          | 366470 443676                                                                                                                                                                                                                                    |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>NJS Rehabilitation Cow Ark<br>Equestrian Centre Whitewell Road<br>Cow Ark BB7 3DG | <b>Development Description:</b><br>Approval of details reserved by Conditions 4 (Roof Lights),<br>5 (PV Details), 9 (External Lighting), 13 (Cycle Storage), 15<br>(Bird/Bat Box), 16 (Drainage Strategy) on planning<br>permission 3/2025/0068. |
| <b>Officer:</b><br><b>Decision Type:</b> | Ben Taylor<br>APPROVED WITH CONDITIONS                                                                           |                                                                                                                                                                                                                                                  |

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| <b>3/2025/0711</b>                       | <b>Bowland Forest (Higher)</b>                                                                             | <b>Grid Reference</b>                                                                                                                                                                                                                                               |
|                                          | Prior Notification of development of a                                                                     | 365797 449752                                                                                                                                                                                                                                                       |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>Dunsop Bridge Trout Farm Dunsop<br>Road Dunsop Bridge Lancashire<br>BB7 3AX | <b>Development Description:</b><br>Prior notification for the existing 15.7m lattice to be<br>extended by 5m to create a 20.7m tower with additional<br>antennae to be attached, to facilitate the Shared Rural<br>Network (SRN) under part 16 Class A of the GPDO. |
| <b>Officer:</b><br><b>Decision Type:</b> | Lucy Walker<br>DEEMED CONSENT                                                                              |                                                                                                                                                                                                                                                                     |

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| <b>3/2025/0721</b>                       | <b>Longridge</b>                                                        | <b>Grid Reference</b>                                                     |
|                                          | Applications for full consent                                           | 359917 435798                                                             |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>17 The Park Longridge Preston PR3<br>3DH | <b>Development Description:</b><br>Proposed single storey rear extension. |
| <b>Officer:</b><br><b>Decision Type:</b> | Lucy Walker<br>APPROVED WITH CONDITIONS                                 |                                                                           |

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| <b>3/2025/0722</b>                       | <b>Longridge</b>                                                          | <b>Grid Reference</b>                                                                                                              |
|                                          | Discharge of Conditions                                                   | 359901 435670                                                                                                                      |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>The Barn Preston Road Longridge<br>PR3 3BL | <b>Development Description:</b><br>Approval of details reserved by condition5 (roof lights) of<br>planning permission 3/2025/0300. |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>APPROVED WITH CONDITIONS                                   |                                                                                                                                    |

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| <b>3/2025/0742</b>                       | <b>Newsholme and Paythorne</b>                                                              | <b>Grid Reference</b>                                                                                                                 |
|                                          | Applications for full consent                                                               | 381391 452516                                                                                                                         |
| <b>Decision Date:</b><br>31/10/2025      | <b>Development Address:</b><br>Tewit Hall Farm Hellifield Road<br>Bolton-by-Bowland BB7 4JA | <b>Development Description:</b><br>Proposed construction of a steel frame building to cover<br>existing sheep handling area and pens. |
| <b>Officer:</b><br><b>Decision Type:</b> | Ben Taylor<br>APPROVED WITH CONDITIONS                                                      |                                                                                                                                       |

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| <b>3/2025/0746</b>                       | <b>Clitheroe</b><br>Application for tree works in a conser                  | <b>Development Description:</b><br>T1 and T2 (Himalayan Birch) Crown raise to 5.2m to enable ambulance access, crown clean to minimise failure and prune to clear BT wires. | <b>Grid Reference</b><br>374403 441828 |
| <b>Decision Date:</b><br>27/10/2025      | <b>Development Address:</b><br>Bowland Court Lowergate<br>Clitheroe BB7 1AS |                                                                                                                                                                             |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Alex Shutt<br>APPROVED WITH CONDITIONS                                      |                                                                                                                                                                             |                                        |

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| <b>3/2025/0770</b>                       | <b>Balderstone</b><br>Observations to Another Local Auth                                            | <b>Development Description:</b><br>Further consultation on South Ribble Borough Council application 07/2025/00406/FUL. Proposed residential development of 121 dwellings with associated landscaping, access/egress, car parking, drainage and other necessary supporting infrastructure. | <b>Grid Reference</b><br>363929 431248 |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>Land South of Myerscough<br>Road/West of Branch Road Mellor<br>Brook |                                                                                                                                                                                                                                                                                           |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Kathryn Hughes<br>NO OBJECTIONS                                                                     |                                                                                                                                                                                                                                                                                           |                                        |

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| <b>3/2025/0772</b>                       | <b>Longridge</b><br>Discharge of Conditions                                                | <b>Development Description:</b><br>Approval of details reserved by conditions 4 (landscaping), 5 (landscape/habitat management and monitoring plan) and 7 (details of an alternative secure cycle storage) from planning permission 3/2024/1020. | <b>Grid Reference</b><br>360264 436679 |
| <b>Decision Date:</b><br>30/10/2025      | <b>Development Address:</b><br>St Cecillas RC High School Chapel<br>Hill Longridge PR3 2XA |                                                                                                                                                                                                                                                  |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>APPROVED WITH CONDITIONS                                                    |                                                                                                                                                                                                                                                  |                                        |

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| <b>3/2025/0789</b>                       | <b>Waddington</b><br>Application for tree works in a conser                                                 | <b>Development Description:</b><br>T1 (Willow) - Reduce by a third from the top and reduce limb growing over footpath. | <b>Grid Reference</b><br>372920 443702 |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>Land to the front of 43 Brook Villas<br>Clitheroe Road Waddington BB7<br>3HN |                                                                                                                        |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | David Hewitt<br>APPROVED WITH CONDITIONS                                                                    |                                                                                                                        |                                        |

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| <b>3/2025/0796</b>                       | <b>Grindleton</b><br>Application for tree works in a conser                          | <b>Development Description:</b><br>Crown lift T1 lime tree to 5.5m and carry out a 15% thin. | <b>Grid Reference</b><br>375714 445989 |
| <b>Decision Date:</b><br>28/10/2025      | <b>Development Address:</b><br>1 Chestnut Cottages Main Street<br>Grindleton BB7 4QT |                                                                                              |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | David Hewitt<br>APPROVED WITH CONDITIONS                                             |                                                                                              |                                        |

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| <b>3/2025/0800</b>                       | <b>Longridge</b><br>Discharge of Conditions                                                | <b>Development Description:</b><br>Approval of details reserved by condition 3 (drainage strategy) on planning permission 3/2024/1020. | <b>Grid Reference</b><br>360264 436679 |
| <b>Decision Date:</b><br>30/10/2025      | <b>Development Address:</b><br>St Cecillas RC High School Chapel<br>Hill Longridge PR3 2XA |                                                                                                                                        |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>APPROVED WITH CONDITIONS                                                    |                                                                                                                                        |                                        |

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| <b>3/2025/0804</b>                       | <b>Whalley</b><br>Certificate of Lawfulness - Proposed       | <b>Development Description:</b><br>Certificate of lawfulness for the proposed use of a (Use Class C3a) dwelling house to a children's home (Use Class C3b) | <b>Grid Reference</b><br>372710 436972 |
| <b>Decision Date:</b><br>31/10/2025      | <b>Development Address:</b><br>36 Moor Field Whalley BB7 9SA |                                                                                                                                                            |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>REFUSED                                       |                                                                                                                                                            |                                        |

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| <b>3/2025/0807</b>                       | <b>Balderstone</b><br>Observations to Another Local Auth                        | <b>Development Description:</b><br>Consultation on South Ribble application 07/2023/00035/OUT. Outline planning application (With all matters reserved) for an employment-led mixed use development comprising up to 177,500sqm of employment floorspace (Use Class B2/B8) up to 10,000sqm of C1 Hotels, 1,000sqm of class E(b) retail use, and up to 7500sqm of Class E(g) office use, with associated car parking, service yards and loading bays, landscaping and associated access across 3 plots of land at Cuerdale, land to the West of Salmesbury, South Ribble together with the demolition of a dwelling. | <b>Grid Reference</b><br>362560 431637 |
| <b>Decision Date:</b><br>27/10/2025      | <b>Development Address:</b><br>Cowells Farm Cuerdale Lane<br>Samlesbury PR5 0UX |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Kathryn Hughes<br>obs to another authority                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                        |

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| <b>3/2025/0809</b>                       | <b>Aighton, Bailey &amp; Chaigley</b><br>Discharge of Conditions              | <b>Development Description:</b><br>Approval of details reserved by condition 4 (provide a written scheme of investigation prior to phased recording works) on planning permission 3/2025/0412. | <b>Grid Reference</b><br>368323 437870 |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>Dene Cottage 9 The Dene Hurst<br>Green BB7 9QP |                                                                                                                                                                                                |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>APPROVED WITH CONDITIONS                                       |                                                                                                                                                                                                |                                        |

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| <b>3/2025/0811</b>                       | <b>Aighton, Bailey &amp; Chaigley</b><br>Agricultural determination           | <b>Development Description:</b><br>Prior notification for proposed roof over existing silage clamp 13.72m long, 10m wide, 6.6m high to ridge and 5.2m high to eaves under Part 6 Class A of the GDPO. | <b>Grid Reference</b><br>367109 438189 |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>Land off Longridge Road Hurst<br>Green BB7 9QP |                                                                                                                                                                                                       |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>REFUSED                                                        |                                                                                                                                                                                                       |                                        |

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| <b>3/2025/0824</b>                       | <b>Waddington</b><br>Application for tree works in a conser                     | <b>Development Description:</b><br>Tree Works - T1 (Beech) Deadwood, crown lift to 5m over road and side reduction of branches close to house. | <b>Grid Reference</b><br>372724 444016 |
| <b>Decision Date:</b><br>29/10/2025      | <b>Development Address:</b><br>Beech House Slaidburn Road<br>Waddington BB7 3JQ |                                                                                                                                                |                                        |
| <b>Officer:</b><br><b>Decision Type:</b> | David Hewitt<br>APPROVED WITH CONDITIONS                                        |                                                                                                                                                |                                        |

**3/2025/0829**

**Whalley**

**Grid Reference**

Application for tree works

**Development Description:**

373343 436715

**Decision Date:**  
27/10/2025

**Development Address:**

5 Hayhurst Road Whalley BB7 9RL

Fell T1 (Oak Tree) within front garden to ground level.

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

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