



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 7 November 2025

3/2023/0659	Billington and Langho	Grid Reference
	Variation of Condition	372246 436279
Decision Date:	Development Address:	Development Description:
05/11/2025	Land on the south side of Ridding Lane (Broad Lane) Whalley adj Sewage Works.	Change of use of agricultural land to exercise/play area for dogs. Erection of secure fencing and wooden shelter/rest area. Construction of limestone/gravel area for vehicle drop-offs and non-designated parking using existing gates. Pursuant to variation of condition 4 (number of dogs allowed on site) on planning permission 3/2018/1054 to allow up to 30 dogs.
Officer:	Kathryn Hughes	
Decision Type:	REFUSED	

3/2024/0767	Salesbury	Grid Reference
	Alter or Extend a Listed Building	367850 433542
Decision Date:	Development Address:	Development Description:
06/11/2025	Lovely Hall Lovely Hall Lane Copster Green BB1 9EQ	Listed Building Consent for re-roofing of existing house.
Officer:	Kathryn Hughes	
Decision Type:	APPROVED WITH CONDITIONS	

3/2024/0768	Salesbury	Grid Reference
	Applications for full consent	367850 433542
Decision Date:	Development Address:	Development Description:
06/11/2025	Lovely Hall Lovely Hall Lane Copster Green BB1 9EQ	Planning Permission for re-roofing of existing house.
Officer:	Kathryn Hughes	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0185	Clayton-le-Dale	Grid Reference
	Applications for full consent	367503 433064
Decision Date:	Development Address:	Development Description:
05/11/2025	144 Ribchester Road Clayton-Le-Dale BB1 9EE	Proposed replacement roof and extension to rear.
Officer:	Lucy Walker	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0204	Bowland Forest (Lower)	Grid Reference
	Discharge of Conditions	366316 449983
Decision Date:	Development Address:	Development Description:
05/11/2025	Thorneyholme Hall Newton Road Dunsop Bridge BB7 3BB	Approval of details reserved by condition 2 (flood risk mitigation) of planning enforcement appeal APP/T2350/24/3340452 (granted on appeal).
Officer:	Kathryn Hughes	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0423	Longridge Applications for full consent Development Address: 7 College Wood Mews Longridge PR3 3US	Development Description: Proposed single storey rear kitchen extension.	Grid Reference 361321 437308
Decision Date: 07/11/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0484	Whalley Applications for full consent Development Address: 1 Waters Edge Whalley BB7 9UF	Development Description: Proposed demolition of conservatory and erection of single-storey link extension and single-storey rear extension.	Grid Reference 373431 435974
Decision Date: 06/11/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0497	Salesbury Applications for full consent Development Address: Bolton Hall Farm Park Gate Row Copster Green BB1 9ET	Development Description: Proposed greenhouse in the back garden.	Grid Reference 367394 434136
Decision Date: 06/11/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0537	Bowland Forest (Higher) Applications for full consent Development Address: Root Farm Dunsop Bridge Clitheroe BB7 3BB	Development Description: Change of use of remaining two traditional buildings at Root Farm for storage Use Class B8.	Grid Reference 366014 449950
Decision Date: 05/11/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0606	Hothersall Applications for full consent Development Address: Eatoughs Farm Fleet Street Lane Ribchester PR3 3XE	Development Description: Proposed riding arena, stables, store room, hard standing and access.	Grid Reference 362848 435755
Decision Date: 06/11/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0643	Longridge Applications for full consent Development Address: Barn 2 Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	Development Description: Planning permission for proposed conversion of Barn 2 within the curtilage of the listed Writtenstone Farmhouse, into ancillary residential accommodation. Works to include insertion/infilling of window and door openings, replacement of cement fibre roofing with slates and engineering operations to include the lowering of the ground level adjacent to the barn.	Grid Reference 362587 437880
Decision Date: 07/11/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		

3/2025/0644	Longridge Alter or Extend a Listed Building	Development Description: Listed Building Consent for proposed conversion of Barn 2 within the curtilage of the listed Writtenstone Farmhouse, into ancillary residential accommodation. Works to include insertion of new and infilling of existing windows and doors. Works to include insertion/infilling of window and door openings, replacement of cement fibre roofing with slates, insulation of walls and roof, installation of underfloor heating, alterations to internal openings.	Grid Reference 362587 437880
Decision Date: 07/11/2025	Development Address: Barn 2 Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0649	Whalley Application for tree works	Development Description: Removal of epicormic shoots only on lime tree (T30 on TPO) to enable better assessment of tree condition.	Grid Reference 374639 434850
Decision Date: 07/11/2025	Development Address: Park Head Farm 5 Park Head Whalley BB7 9FB		
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS		
3/2025/0674	Clitheroe Applications for full consent	Development Description: Proposed change of use of a Retail shop (Class E) to a Beauty/Skin care provider (Sui Generis) with associated minor external alterations, including the removal of existing canopies and re-painting of existing joinery/woodwork, including windows and doors.	Grid Reference 374443 441967
Decision Date: 06/11/2025	Development Address: 7 York Street Clitheroe BB7 2DH		
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		
3/2025/0698	Billington and Langho Certificate of Lawfulness - Existing	Development Description: Certificate of Lawfulness for existing use of land as domestic garden.	Grid Reference 371071 433678
Decision Date: 06/11/2025	Development Address: Land off Old Nab Road York Langho BB6 8DU		
Officer: Decision Type:	Emily Pickup APPROVED NO CONDITIONS		
3/2025/0702	Wilpshire Application for tree works	Development Description: Tree Works - T1 - 2 Branches to be removed to give clearance from the roof and over the driveway.	Grid Reference 369151 433999
Decision Date: 07/11/2025	Development Address: Woodlea 16 The Rydings Langho BB6 8BQ		
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS		
3/2025/0708	Wilpshire Discharge of Conditions	Development Description: Approval of details reserved by conditions 6 (foul drainage), 7 (surface water drainage) and condition 8 (oil interceptor) on planning permission 3/2021/1015.	Grid Reference 370099 432289
Decision Date: 05/11/2025	Development Address: Parsonage Farm York Road Wilpshire BB1 4AE		
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		

3/2025/0765	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference 378027 449772
Decision Date: 07/11/2025	Certificate of Lawfulness - Proposed Development Address: Calder House Settle Road Bolton by Bowland BB7 4NT	Development Description: Certificate of Lawfulness for proposed single-storey extension to the rear of the property.
Officer: Decision Type:	Ben Taylor PERMISSION NOT REQUIRED	

3/2025/0774	Rimington and Middop	Grid Reference 382493 446284
Decision Date: 06/11/2025	Discharge of Conditions Development Address: Mulberry Grange Cross Hill Lane Rimington BB7 4EE	Development Description: Approval of details reserved by condition 5 (material samples for window cills) and 6 (material samples for window frames) of listed building consent 3/2025/0117.
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS	

3/2025/0788	Whalley	Grid Reference 372930 436138
Decision Date: 07/11/2025	Application for tree works in a conser Development Address: 2 Abbeycroft The Sands Whalley BB7 9TN	Development Description: T1 (Weeping Willow) - Reduce back to original pollarding.
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS	

3/2025/0791	Billington and Langho	Grid Reference 370119 436701
Decision Date: 05/11/2025	Application for tree works Development Address: 16 The Woodlands Brockhall Village Langho BB6 8BH	Development Description: Crown thin two sycamores (G1) by 15%; crown thin two beech (G2) by 15%.
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS	

3/2025/0797	Rimington and Middop	Grid Reference 382493 446284
Decision Date: 06/11/2025	Discharge of Conditions Development Address: Mulberry Grange Cross Hill Lane Rimington BB7 4EE	Development Description: Approval of details reserved by condition 5 (material samples for window cills) and 6 (material samples for window frames) of planning permission 3/2025/0118.
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS	

3/2025/0828	Osbaldeston	Grid Reference 364631 433141
Decision Date: 06/11/2025	Agricultural determination Development Address: Land off Osbaldeston Lane Osbaldeston BB2 7LZ	Development Description: Prior notification for proposed agricultural storage building under Part 6 Class A of the GDPO.
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED	