



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 14 November 2025

3/2025/0128	Clitheroe Applications for full consent Development Address: Clitheroe RUFC Littlemoor Farm Copperfield Close Clitheroe Lancs	Development Description: Proposed removal of existing floodlights and replacement with LED luminaires.	Grid Reference 374355 441016
Decision Date: 12/11/2025			
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		
3/2025/0203	Bowland Forest (Lower) Discharge of Conditions Development Address: Thorneyholme Hall Newton Road Dunsop Bridge BB7 3BB	Development Description: Approval of details reserved by condition 4 (external lighting, cycle storage, flood risk mitigation) of planning permission 3/2022/0942 (granted on appeal).	Grid Reference 366316 449983
Decision Date: 10/11/2025			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2025/0355	Clitheroe Discharge of Conditions Development Address: St James C of E Primary School Greenacre Street Clitheroe BB7 1ED	Development Description: Approval of details reserved by condition 7 (Construction Environment Management Plan) of planning permission 3/2021/0731.	Grid Reference 374169 441288
Decision Date: 14/11/2025			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2025/0596	Sabden Applications for full consent Development Address: Nutter Barn House Pendle Street East Sabden BB7 9EQ	Development Description: Proposed dormer to east roof slope and Juliet balcony to principal elevation.	Grid Reference 377955 437327
Decision Date: 10/11/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0605	Longridge Applications for full consent Development Address: Thoroughgoods 1 Whittingham Road Longridge PR3 2AA	Development Description: Proposed erection of a 1-storey rear extension to create additional storage of the existing shop (Class E(a))	Grid Reference 360065 437102
Decision Date: 14/11/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2025/0607	Ramsgreave Applications for full consent Development Address: Glendene Barker Lane Mellor BB2 7EE	Development Description: Proposed replacement self-build dwelling following demolition of existing house and garage plus extension of the residential curtilage.	Grid Reference 366962 430765
Decision Date: 14/11/2025			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0675	Rimington and Middop Applications for full consent Development Address: Holly House 8 Station Road Rimington BB7 4DR	Development Description: Proposed replacement roof structure including demolition of chimney stack to create two additional bedrooms and shower room and introduction of Juliet balcony to northern side gable.	Grid Reference 380287 445750
Decision Date: 14/11/2025			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0684	Thornley-with-Wheatley Applications for full consent Development Address: Smithy Cottage Birks Brow Longridge PR3 2TX	Development Description: Proposed timber framed conservatory extension on the northern elevation of the dwelling following the demolition of the existing porch and garden outbuilding. Insertion of rooflight.	Grid Reference 361834 438605
Decision Date: 11/11/2025			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0686	Slaidburn & Easington Applications for full consent Development Address: Land on the east side of Hole House Lane Tosside Skipton BB7 4TS	Development Description: Proposed change of use of land from agriculture to mixed use agriculture and retail (siting of a food truck) with associated parking.	Grid Reference 374580 454888
Decision Date: 14/11/2025			
Officer: Decision Type:	Ben Taylor REFUSED		
3/2025/0696	West Bradford Applications for full consent Development Address: Markhor Eaves Hall Lane West Bradford BB7 3JG	Development Description: Proposed demolition of existing bungalow, to be replaced with the erection of a new dormer bungalow on existing site.	Grid Reference 373856 444865
Decision Date: 13/11/2025			
Officer: Decision Type:	Ben Taylor REFUSED		
3/2025/0713	Longridge Applications for full consent Development Address: 15 Caton Close Longridge PR3 3RH	Development Description: Proposed change of use from C3 Dwellinghouse to C2 Children's Residential Care Home (solo occupancy)	Grid Reference 360806 437545
Decision Date: 14/11/2025			
Officer: Decision Type:	Maya Cullen REFUSED		

3/2025/0726	Balderstone	Grid Reference
	Applications for full consent	
Decision Date:	Development Address:	Development Description:
12/11/2025	Beacon Cottage Commons Lane Balderstone BB2 7LN	Proposed subservient side extension.
Officer:	Lucy Walker	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0748	Wilpshire	Grid Reference
	Discharge of Conditions	
Decision Date:	Development Address:	Development Description:
12/11/2025	12A Knowsley Road Wilpshire BB1 9PX	Approval of details reserved by condition 4 (supply details of boundary/fencing) on planning permission 3/2018/0643.
Officer:	Lucy Walker	
Decision Type:	APPROVED NO CONDITIONS	

3/2025/0756	Clitheroe	Grid Reference
	Applications for full consent	
Decision Date:	Development Address:	Development Description:
14/11/2025	4 Meadowlands Clitheroe BB7 2ND	Proposed single-storey rear extension incorporating first-floor balcony.
Officer:	Emily Pickup	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0784	Longridge	Grid Reference
	Certificate of Lawfulness - Existing	
Decision Date:	Development Address:	Development Description:
12/11/2025	Land at the north of the Chapel Hill site Longridge	Certificate of Lawfulness for existing development to establish lawful commencement of planning permission 3/2024/0983 (4 commercial units)
Officer:	Maya Cullen	
Decision Type:	APPROVED NO CONDITIONS	

3/2025/0799	Clitheroe	Grid Reference
	Discharge of Conditions	
Decision Date:	Development Address:	Development Description:
12/11/2025	The Tyremen 28-30 Parson Lane Clitheroe BB7 2JP	Approval of details reserved by conditions 3 (Materials), 4 (Rooflights), 5 (Boundary Treatments), 7 (Highways Works), 10 (Drainage), 11 (Levels) on planning permission 3/2023/0789.
Officer:	Stephen Kilmartin	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0805	Whalley	Grid Reference
	Application for tree works in a conser	
Decision Date:	Development Address:	Development Description:
14/11/2025	1 Clitheroe Road Whalley BB7 9AA	Fir Tree - Fell due to proximity to buildings and has out grown the area.
Officer:	Alex Shutt	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0806

Billington and Langho

Application for tree works

Decision Date:
12/11/2025

Development Address:

The Conference Centre Gleneagles
Drive Brockhall Village Old Langho
BB6 8AY

Officer:

David Hewitt

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

370281 436464

Development Description:

T3 Common Oak: Reduce tree to a monolith at 4m height.

T4 Common Beech: Prune tree to remove severely
declined western co-dominant stem over Gleneagles Drive.

T5 and T7 Sycamore: Remove.

T6 Common Beech: Remove.

T8 Common Oak: Prune tree to remove snapped out
branch and prune remaining tree canopy to reduce by
approximately 2-3m.

3/2025/0813

Balderstone

Non-Material amendment

Decision Date:
12/11/2025

Development Address:

4 Commons Lane Balderstone BB2
7LP

Officer:

Emily Pickup

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

364363 431852

Development Description:

Non-material amendment to planning permission
3/2022/1099 involving the addition of an obscure glazed
window in the gable end of the proposed first floor side
extension.

3/2025/0837

Clitheroe

Applications for full consent

Decision Date:
12/11/2025

Development Address:

Brooklyn Guesthouse 32 Pimlico
Road Clitheroe Lancashire

Officer:

Stephen Kilmartin

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

374532 442373

Development Description:

Proposed change of use from Guesthouse (C1) to Dwelling
House (C3a).

3/2025/0842

Ribchester

Non-Material amendment

Decision Date:
12/11/2025

Development Address:

25 Blackburn Road Ribchester PR3
3ZP

Officer:

Lucy Walker

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

365163 435387

Development Description:

Non material amendment to application 3/2016/0130
involving alternative velux window sizes and amended
location of the attic window.