



email: planning@ribblevalley.gov.uk

tel: 01200 425111

www.ribblevalley.gov.uk

Please note the following types of application are not for consultation - Agricultural Determinations, Discharge of Conditions, Certificates of Lawfulness, Non-Material Amendments, Observations to Another Authority and Screening Opinions

Planning Applications received week ending: 21 November 2025

Comments By: 12 December 2025

3/2025/0758	Applications for full consent	Development Description:	Grid Reference 3689024 438046
DATE VALID: 18/11/2025	Development Address: Land off Whalley Road Hurst Green (adjacent to Reed Deep BB7 9QJ)	Proposed change of use of agricultural land to four no.1 bedroom holiday lodges, relocation of the site access, improvements to the public footpath and associated landscaping.	
Officer:	Maya Cullen 01200 425111		
3/2025/0852	Applications for full consent	Development Description:	Grid Reference 362337 431447
DATE VALID: 17/11/2025	Development Address: Samlesbury Aerodrome BAE Systems Operations Ltd Myerscough Smithy Road Ratcliffe-on-Soar BB2 7LF	Proposed erection of three-storey (12m high) modular office building of 7026 sq m with associated car parking, cycle parking and landscaping.	
Officer:	Ratcliffe-on-Soar 01200 425111		
3/2025/0861	Applications for full consent	Development Description:	Grid Reference 368160 452765
DATE VALID: 19/11/2025	Development Address: Burnhouse Farm Back Lane Slaidburn BB7 3EE	Proposed construction of No.3 camping lodges and a utility hut including associated hardstanding and landscaping.	
Officer:	Ben Taylor 01200 425111		
3/2025/0875	Applications for full consent	Development Description:	Grid Reference 378109 454143
DATE VALID: 11/11/2025	Development Address: Low Barn Grunsagill Road Tossie BD23 4SJ	Proposed construction of a steel frame agricultural building as an extension of an existing building (part retrospective).	
Officer:	Ben Taylor 01200 425111		
3/2025/0877	Discharge of Conditions	Development Description:	Grid Reference 374397 441941
DATE VALID: 20/11/2025	Development Address: 3 Church Street Clitheroe BB7 2DD	Approval of details reserved by conditions 4 (Walling and roofing materials), 5 (Roof Lights), 6 (Windows and Doors) and 7 (Stone Flags) on planning permission 3/2025/0231.	
Officer:	Emily Pickup 01200 425111		

3/2025/0881	Applications for full consent	Development Description:	Grid Reference 377164 446314
DATE VALID: 10/11/2025	Development Address: Bank House Sawley Road Grindleton BB7 4RS	Proposed rear extension to existing garage.	
Officer:	Ben Taylor 01200 425111		
3/2025/0885	Applications for full consent	Development Description:	Grid Reference 369058 443824
DATE VALID: 14/11/2025	Development Address: Mason House Farm Clitheroe Road Bashall Eaves BB7 3DD	Proposed extension to existing agricultural livestock building.	
Officer:	Ben Taylor 01200 425111		
3/2025/0889	Applications for full consent	Development Description:	Grid Reference 364169 438922
DATE VALID: 06/11/2025	Development Address: Land at Higher Road Longridge PR3 2YX	Erection of a part single-storey and part two-storey dwelling of exceptional design quality (NPPF 84e) with associated landscaping, habitat restoration, change of use of land to residential curtilage and access from Higher Road, together with the creation of a small visitor car park for members of the public to view the remains of the Roman road to be preserved within the site.(resubmission of application 3/2025/0095)	
Officer:	Stephen Kilmartin 01200 425111		
3/2025/0892	Applications for full consent	Development Description:	Grid Reference 373006 435848
DATE VALID: 18/11/2025	Development Address: 5 Abbey View Whalley Road Billington BB7 9NS	Proposed conversion from hairdressers with flat above to dwelling (Class C3) with external alterations.	
Officer:	Lucy Walker 01200 425111		
3/2025/0895	Applications for full consent	Development Description:	Grid Reference 363862 444145
DATE VALID: 18/11/2025	Development Address: Barn and outbuilding adjacent to Leagram Mill Farm Dinkling Green Lane Chipping PR3 2QS	Conversion of existing barn and outbuilding to create a 4 bedroom dwelling with detached dwelling, including alterations to fenestration, insertion of rooflights, insertion of flue and associated landscaping, parking and private amenity space.	
Officer:	Maya Cullen 01200 425111		
3/2025/0899	Prior notification of proposed larger h	Development Description:	Grid Reference 363725 429524
DATE VALID: 13/11/2025	Development Address: Woodfold Park Stud Woodfold Park Mellor BB2 7QA	Prior notification for proposed single-storey rear extension under Part 1 Class A of the GDPO 8m long, 3.76m to ridge and 3.76m to eaves.	
Officer:	Kathryn Hughes 01200 425111		

3/2025/0900	Agricultural determination	Development Description:	Grid Reference 370770 438144
DATE VALID: 12/11/2025	Development Address: Winkley Hall Farm Whalley Road Hurst Green BB7 9PN	Prior notification for proposed steel portal framed agricultural building to provide storage of machinery and agricultural supplies, under Part 6 Class A of the GDPO.	
Officer:	Maya Cullen 01200 425111		
3/2025/0904	Application for tree works in a conser	Development Description:	Grid Reference 378314 444320
DATE VALID: 14/11/2025	Development Address: Roadside east of main gates to Downham Hall Pendle Road Downham BB7 4DN	Fell T14 sycamore and T18 sycamore owing to honey fungus. Replant two replacement lime trees.	
Officer:	David Hewitt 01200 425111		
3/2025/0906	Application for tree works in a conser	Development Description:	Grid Reference 377742 446584
DATE VALID: 14/11/2025	Development Address: Ribble Valley Care Home Sawley Old Brow Sawley BB7 4LF	Fell Cherry Tree.	
Officer:	Alex Shutt 01200 425111		
3/2025/0909	Observations to Another Local Auth	Development Description:	Grid Reference 376912 456119
DATE VALID: 18/11/2025	Development Address: Land to the north of The Old Vicarage Tosside Skipton BD23 4SQ	Observation for North Yorkshire Council in respect of reserved matters application to confirm details of appearance and landscaping for outline consent (2021/22615/OUT) granted on appeal (APP/C2708/W/22/3302551).	
Officer:	Ben Taylor 01200 425111		
3/2025/0912	Discharge of Conditions	Development Description:	Grid Reference 364405 439028
DATE VALID: 18/11/2025	Development Address: Barn Adjacent to The Newdrop Stoneygate Lane Ribchester PR3 2XE	Approval of details reserved by conditions 3 (External surfaces and materials), 4 (Section details), 5 (Boundary treatments), 7 (Hedgerow), 8 (construction traffic management plan), 11 (Artificial lighting) and 13 (Electric charging point) on planning permission 3/2022/0545.	
Officer:	Stephen Kilmartin 01200 425111		
3/2025/0917	Discharge of Conditions	Development Description:	Grid Reference 374762 442230
DATE VALID: 20/11/2025	Development Address: 11 Kendal Street Clitheroe BB7 1PQ	Approval of details reserved by condition 3 (external materials) of planning permission 3/2024/0970.	
Officer:	Stephen Kilmartin 01200 425111		