



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

Planning Applications decided week ending: 21 November 2025



**3/2025/0531**

**Sabden**

Applications for full consent

**Decision Date:**  
21/11/2025

**Development Address:**

Land rear of Pendle Street East  
Sabden BB7 9FX

**Development Description:**

Proposed erection of single-storey dwelling house (self-build) within existing garden curtilage together with new access and hardstanding and demolition of garage.

**Grid Reference**

377691 437212

**Officer:**

Emily Pickup

**Decision Type:**

REFUSED

**3/2025/0762**

**Bashall Eaves and Mitton**

Certificate of Lawfulness - Existing

**Decision Date:**  
19/11/2025

**Development Address:**

Fox Run Cottage Clitheroe Road  
Mitton BB7 9PH

**Development Description:**

Certificate of Lawfulness for the existing use of the property as a (C3) Dwellinghouse

**Grid Reference**

371096 439978

**Officer:**

Maya Cullen

**Decision Type:**

REFUSED

**3/2025/0767**

**Bashall Eaves and Mitton**

Certificate of Lawfulness - Existing

**Decision Date:**  
19/11/2025

**Development Address:**

Gander Green Cottage Clitheroe Road  
Mitton BB7 9PH

**Development Description:**

Certificate of Lawfulness for the existing use of the property as a (C3) Dwellinghouse.

**Grid Reference**

371084 439986

**Officer:**

Maya Cullen

**Decision Type:**

REFUSED

**3/2025/0782**

**Longridge**

Discharge of Conditions

**Decision Date:**  
21/11/2025

**Development Address:**

The Stables Chaigley Road  
Longridge PR3 3TQ

**Development Description:**

Approval of details reserved by conditions 3 (Drainage Scheme) and 4 (Construction Method Statement) on planning permission 3/2025/0302.

**Grid Reference**

361167 437895

**Officer:**

Maya Cullen

**Decision Type:**

APPROVED WITH CONDITIONS

|                                          |                                                                                                    |                                                                                             |
|------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>3/2025/0790</b>                       | <b>Longridge</b>                                                                                   | <b>Grid Reference</b>                                                                       |
| <b>Decision Date:</b><br>20/11/2025      | Applications for full consent<br><b>Development Address:</b><br>56 Redwood Drive Longridge PR3 3HA | 360673 437828                                                                               |
| <b>Officer:</b><br><b>Decision Type:</b> | Lucy Walker<br>APPROVED WITH CONDITIONS                                                            | <b>Development Description:</b><br>Proposed single-storey side extension to provide garage. |

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|------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>3/2025/0798</b>                       | <b>Billington and Langho</b>                                                                             | <b>Grid Reference</b>                                                     |
| <b>Decision Date:</b><br>21/11/2025      | Application for tree works<br><b>Development Address:</b><br>Glendower 25 Whinney Lane<br>Langho BB6 8DQ | 370689 434080                                                             |
| <b>Officer:</b><br><b>Decision Type:</b> | Alex Shutt<br>REFUSED                                                                                    | <b>Development Description:</b><br>Fell beech tree (T19 on TPO schedule). |

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|------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3/2025/0815</b>                       | <b>Whalley</b>                                                                                           | <b>Grid Reference</b>                                                                                                                                                                    |
| <b>Decision Date:</b><br>21/11/2025      | Prior notification of proposed larger h<br><b>Development Address:</b><br>88 Mitton Road Whalley BB7 9JN | 372599 436879                                                                                                                                                                            |
| <b>Officer:</b><br><b>Decision Type:</b> | Emily Pickup<br>PRIOR APPROVAL GRANTED                                                                   | <b>Development Description:</b><br>Prior notification for proposed single-storey rear extension under Part 1 Class A of the GDPO 4m long, 3m high (max) to ridge and 2.9m high to eaves. |

|                                          |                                                                                                          |                                                                                                                                                   |
|------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3/2025/0833</b>                       | <b>Aighton, Bailey &amp; Chaigley</b>                                                                    | <b>Grid Reference</b>                                                                                                                             |
| <b>Decision Date:</b><br>21/11/2025      | Discharge of Conditions<br><b>Development Address:</b><br>Dene Cottage 9 The Dene Hurst<br>Green BB7 9QF | 368323 437870                                                                                                                                     |
| <b>Officer:</b><br><b>Decision Type:</b> | Maya Cullen<br>APPROVED WITH CONDITIONS                                                                  | <b>Development Description:</b><br>Approval of details reserved by conditions 3 (materials) and 5 (bat boxes) of planning permission 3/2025/0412. |

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|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3/2025/0834</b>                       | <b>Hothersall</b>                                                                                                            | <b>Grid Reference</b>                                                                                                                                                            |
| <b>Decision Date:</b><br>19/11/2025      | Prior notification of proposed larger h<br><b>Development Address:</b><br>Carwood Farm Hothersall Lane<br>Hothersall PR3 2XB | 362682 435458                                                                                                                                                                    |
| <b>Officer:</b><br><b>Decision Type:</b> | Lucy Walker<br>PRIOR APPROVAL GRANTED                                                                                        | <b>Development Description:</b><br>Prior notification for proposed single-storey rear extension under Part 1 Class A of the GDPO 4.6m long, 3.8m high (max), 2.3m high to eaves. |

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|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>3/2025/0835</b>                       | <b>Longridge</b>                                                                                                        | <b>Grid Reference</b>                                                       |
| <b>Decision Date:</b><br>21/11/2025      | Application for tree works in a conser<br><b>Development Address:</b><br>Prospect Lodge Lower Lane<br>Longridge PR3 3SL | 360638 436829                                                               |
| <b>Officer:</b><br><b>Decision Type:</b> | Alex Shutt<br>APPROVED WITH CONDITIONS                                                                                  | <b>Development Description:</b><br>Removal of Ash tree to rear of property. |

**3/2025/0862**

**Clitheroe**

Advertisements

**Decision Date:**  
21/11/2025

**Development Address:**

7 York Street Clitheroe BB7 2DH

**Development Description:**

Proposed change to the sign, acrylic lettering to replace the existing and to be snap-fixed mounted onto the fascia.  
Existing awnings/canopies to be removed.

**Grid Reference**

374443 441967

**Officer:**

Stephen Kilmartin

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2025/0868**

**Wilpshire**

Non-Material amendment

**Decision Date:**  
21/11/2025

**Development Address:**

39 Ribchester Road Wilpshire BB1 9HU

**Development Description:**

Non-material amendment to planning permission 3/2025/0024 involving a change of finishing material of the dormer from tile hanging to brick slips.

**Grid Reference**

368407 432677

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS