



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 5 December 2025

3/2025/0180

Worston

Applications for full consent

Decision Date:
02/12/2025

Development Address:

Land to the west of A671 Pimlico
Link Road

Officer:

Lyndsey Hayes

Decision Type:

APPROVED NO CONDITIONS

Grid Reference

376007 442427

Development Description:

Proposed creation of an alternative temporary park and ride and heavy goods vehicle marshalling area facility associated with the Haweswater Aqueduct Resilience Programme (HARP).

3/2025/0489

Balderstone

Applications for full consent

Decision Date:
05/12/2025

Development Address:

BAE Systems Samlesbury
Aerodrome Myerscough Smithy
Road Balderstone BB2 7LF

Officer:

Kathryn Hughes

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

362110 431426

Development Description:

Proposed extension to manufacturing facility with associated HV Substation, external plant compound and new/displaced car park.

3/2025/0590

Chipping

Alter or Extend a Listed Building

Decision Date:
05/12/2025

Development Address:

Kirk House Malt Kiln Brow Chipping
PR3 2GP

Officer:

Lyndsey Hayes

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

361943 443613

Development Description:

Listed Building Consent for patch pointing to all elevations using NHL 3.5 ensuring sound mortar is preserved in situ; hand- paint all gutters and downpipes in black; replace upvc gutter to the East elevation of rear extension with black aluminium half-round gutter; install 3 no. new fireplaces to all habitable rooms on the ground floor, inc. two reception rooms and kitchen (2 of which are retrospective); dismantle large chimney stack on west elevation extension down to eaves level; and replace all timber windows to the 1950's rear extension (retrospective).

3/2025/0637

Wiswell

Application for tree works

Decision Date:
05/12/2025

Development Address:

Land adj 18 Oak Tree Drive Barrow
BB7 9JZ

Officer:

Alex Shutt

Decision Type:

APPROVED WITH CONDITIONS

Grid Reference

374116 437949

Development Description:

T02 Reduce lateral spread by a maximum of 1.5m back to suitable pruning points on east side to reduce dominance and shading over garden. T04 Reduce lateral spread by a maximum of 1.5m back to suitable pruning points on east side to clear house wall and reduce dominance and shading over garden.

Planning Applications decided week ending: 5 December 2025

3/2025/0717	Newton	Grid Reference
	Applications for full consent	369329 450633
Decision Date: 01/12/2025	Development Address: Higher House Barn Back Lane Newton BB7 3EE	Development Description: Extension of porch to form cloakroom/store.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2025/0739	Balderstone	Grid Reference
	Applications for full consent	364795 431645
Decision Date: 05/12/2025	Development Address: Lower Abbott House Abbott Brow Mellor BB2 7HU	Development Description: Proposed replacement dwelling including amendment to facing material from previous approval 3/2022/0449.
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2025/0753	Whalley	Grid Reference
	Applications for full consent	373449 436549
Decision Date: 05/12/2025	Development Address: 22 Clitheroe Road Whalley BB7 9AB	Development Description: Proposed two storey side extension and entrance canopy.
Officer: Decision Type:	Lucy Walker REFUSED	

3/2025/0773	Wiswell	Grid Reference
	Applications for full consent	375581 437008
Decision Date: 01/12/2025	Development Address: Hambledon View Clerk Hill Road Sabden Lancashire BB7 9DR	Development Description: Proposed extensions and alterations to include two-storey front extension, single-storey rear extension, single storey link side extension adjoining proposed two storey garage with bedroom in roofspace and the construction of a new gated vehicular access and driveway.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2025/0775	Clitheroe	Grid Reference
	Alter or Extend a Listed Building	374217 441639
Decision Date: 04/12/2025	Development Address: Clitheroe Castle Keep Castle Gate Clitheroe BB7 1BA	Development Description: Listed Building Consent for the proposed installation of 12 LED Lights fixed on brackets attached to the existing fence posts of the perimeter of the curtain wall of Clitheroe Castle Keep.
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS	

3/2025/0808	Osbaldeston	Grid Reference
	Certificate of Lawfulness - Existing	364545 432721
Decision Date: 01/12/2025	Development Address: Fletcher Farm Osbaldeston Lane Osbaldeston BB2 7LY	Development Description: Certificate of Lawfulness for existing use of land as residential use.
Officer: Decision Type:	Lucy Walker REFUSED	

Planning Applications decided week ending: 5 December 2025

3/2025/0818	Billington and Langho	Grid Reference
Decision Date: 01/12/2025	Variation of Condition Development Address: 42 Painter Wood Whalley Old Road Billington BB7 9JD	372684 435477
Officer: Decision Type:	Lucy Walker REFUSED	Development Description: Variation of condition 2 (approved plans) on planning permission 3/2020/0163 to substitute corten steel cladding to the balcony wall for the approved render finish.

3/2025/0825	Longridge	Grid Reference
Decision Date: 05/12/2025	Certificate of Lawfulness - Existing Development Address: The Stables Preston Road Longridge PR3 3BL	359916 435447
Officer: Decision Type:	Maya Cullen APPROVED NO CONDITIONS	Development Description: Certificate of lawfulness for existing development involving construction of single storey flat roof sun lounge extension, insertion of rooflights and use of agricultural building as a residential garage

3/2025/0838	Clitheroe	Grid Reference
Decision Date: 05/12/2025	Applications for full consent Development Address: 10 Berkeley Square Clitheroe BB7 2RQ	374067 442192
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS	Development Description: Proposed alterations to existing detached garage to form bedsit room and shower.

3/2025/0847	Longridge	Grid Reference
Decision Date: 05/12/2025	Certificate of Lawfulness - Proposed Development Address: 42 Chaigley Road Longridge PR3 3TQ	360850 437831
Officer: Decision Type:	Lucy Walker PERMISSION NOT REQUIRED	Development Description: Certificate of Lawfulness for a proposed single storey rear extension.

3/2025/0854	Billington and Langho	Grid Reference
Decision Date: 02/12/2025	Prior notification of proposed larger h Development Address: Monks Barton Longsight Road Langho Lancashire BB6 8AD	370150 434646
Officer: Decision Type:	Lucy Walker PRIOR APPROVAL GRANTED	Development Description: Prior notification for proposed single storey rear extension under Part 1 Class A of the GDPO.

3/2025/0871	Clitheroe	Grid Reference
Decision Date: 03/12/2025	Application for tree works in a conser Development Address: Tesco Stores Ltd Waterloo Road Clitheroe BB7 1LP	374562 441920
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS	Development Description: Cut back self seeded trees to rear of building. Cut back vegetation at perimeter fence line back to a height of 4m and clear buddleia away from roof.

Planning Applications decided week ending: 5 December 2025

3/2025/0900

Aighton, Bailey & Chaigley

Agricultural determination

Decision Date:
04/12/2025

Development Address:

Winkley Hall Farm Whalley Road
Hurst Green BB7 9PN

Development Description:

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.

Grid Reference

370770 438144

Officer:

Maya Cullen

Decision Type:

PERMISSION NOT REQUIRED

3/2025/0904

Downham

Application for tree works in a conser

Decision Date:
03/12/2025

Development Address:

Roadside east of main gates to
Downham Hall Pendle Road
Downham BB7 4DN

Development Description:

Fell T14 sycamore and T18 sycamore owing to honey fungus. Replant two replacement lime trees.

Grid Reference

378314 444320

Officer:

David Hewitt

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0906

Bolton-by-Bowland, Gisburn Forest and Sawley

Application for tree works in a conser

Decision Date:
05/12/2025

Development Address:

Ribble Valley Care Home Sawley
Old Brow Sawley BB7 4LF

Development Description:

Fell Cherry Tree.

Grid Reference

377742 446584

Officer:

Alex Shutt

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0912

Ribchester

Discharge of Conditions

Decision Date:
03/12/2025

Development Address:

Barn Adjacent to The Newdrop
Stoneygate Lane Ribchester PR3
2XE

Development Description:

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.

Grid Reference

364405 439028

Officer:

Stephen Kilmartin

Decision Type:

APPROVED WITH CONDITIONS