



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 12 December 2025

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| 3/2024/0758 | Bashall Eaves and Mitton Applications for full consent Development Address: The Outbarn Clough Bottom Rabbit Lane Talbot Bridge Bashall Eaves BB7 3NA Officer: Kathryn Hughes Decision Type: REFUSED | Development Description: Application for change of use from a mixed use within Class F1(a) and Sui Generis use as a Wedding Venue for up to 40 days a year to Sui Generis use as a Wedding Venue for up to 100 events a year | Grid Reference 370366 443572 |
| 3/2025/0141 | Longridge Applications for full consent Development Address: Bolton Fold Farm Alston Lane Longridge PR3 3BN Officer: Maya Cullen Decision Type: REFUSED | Development Description: Regularisation of erection of three commercial buildings (10 commercial units Use Class B2, B8 and sui generis) and associated works. | Grid Reference 360295 435306 |
| 3/2025/0416 | Whalley Applications for full consent Development Address: 3 Waters Edge Whalley BB7 9UF Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS | Development Description: Regularisation of single storey rear extension. | Grid Reference 373434 435966 |
| 3/2025/0518 | Simonstone Applications for full consent Development Address: The Bungalow Simonstone Lane Simonstone BB12 7NU Officer: Kathryn Hughes Decision Type: REFUSED | Development Description: Proposed first floor extensions and alterations. | Grid Reference 377535 434134 |
| 3/2025/0566 | Simonstone Applications for full consent Development Address: 4 Tintern Close Read Simonstone BB12 7SS Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS | Development Description: Proposed single-story rear extension with open balcony at first floor, dormer extensions on both sides of the roof slope and the addition of solar panels. | Grid Reference 376858 434259 |

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| 3/2025/0585 | Ribchester Applications for full consent Development Address: Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ | Development Description: Planning Permission for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units to first floor units; replacement windows; repair/localised replacement to plaster, timber skirtings, door frame and architraves; | Grid Reference 365377 435809 |
| Decision Date: 12/12/2025 | Officer: Maya Cullen Decision Type: APPROVED WITH CONDITIONS | | |
| 3/2025/0587 | Ribchester Alter or Extend a Listed Building Development Address: Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ | Development Description: Listed Building Consent for: addition of lead flashing under existing coping to gable; replacement/repair of lead flashing to chimney; repair of render to gable; repair/replacement of verge copings on gable; repointing of exposed brickwork around quoins; cleaning and maintenance of gutters, downpipes, valleys; repair of soil vent roof flue outlet; new bathroom extractor fan vented through airbrick; localised slate repair/replacement; upgrading loft insulation; provision of positive ventilation units to first floor units; replacement windows; repair plaster with lime plaster internally, timber skirtings, door frame and architraves (no internal wall insulation). | Grid Reference 365377 435809 |
| Decision Date: 12/12/2025 | Officer: Maya Cullen Decision Type: APPROVED WITH CONDITIONS | | |
| 3/2025/0736 | Barrow Applications for full consent Development Address: 25 Middle Lodge Road Barrow BB7 9XS | Development Description: Regularisation of detached garden room. | Grid Reference 373892 437987 |
| Decision Date: 09/12/2025 | Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS | | |
| 3/2025/0761 | Bashall Eaves and Mitton Applications for full consent Development Address: Eastham House Barn Clitheroe Road Mitton BB7 9PH | Development Description: Proposed stables, tack room and muck midden. Proposed agricultural storage building and associated hard standing. | Grid Reference 371159 439884 |
| Decision Date: 12/12/2025 | Officer: Maya Cullen Decision Type: APPROVED WITH CONDITIONS | | |
| 3/2025/0776 | Longridge Applications for full consent Development Address: 10 Highfield Drive Longridge PR3 3SN | Development Description: Proposed single storey rear extension with lean-to roof. | Grid Reference 360645 436934 |
| Decision Date: 09/12/2025 | Officer: Lucy Walker Decision Type: APPROVED WITH CONDITIONS | | |

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| 3/2025/0781 | Billington and Langho Applications for full consent | Development Description: Proposed side extension following demolition of existing side utility. | Grid Reference 371983 435426 |
| Decision Date: 10/12/2025 | Development Address: Thornlee Whalley Road Billington BB7 9LG | | |
| Officer: Decision Type: | Lucy Walker APPROVED WITH CONDITIONS | | |

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| 3/2025/0783 | Whalley Applications for full consent | Development Description: Proposed two storey extension to rear of property to create additional living accommodation. | Grid Reference 372709 436352 |
| Decision Date: 12/12/2025 | Development Address: 2 Cherry Tree Road Whalley BB7 9YH | | |
| Officer: Decision Type: | Emily Pickup APPROVED WITH CONDITIONS | | |

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| 3/2025/0785 | Bowland with Leagram Applications for full consent | Development Description: Demolition of existing front and rear porch. Proposed construction of two-storey front extension, rear balcony, replacement front and rear porch, new chimney and fenestration alterations including alterations to front bay window. | Grid Reference 364281 445191 |
| Decision Date: 09/12/2025 | Development Address: Meadow View Croft Dinkling Green Lane Leagram PR3 2QS | | |
| Officer: Decision Type: | Lucy Walker APPROVED WITH CONDITIONS | | |

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| 3/2025/0793 | Whalley Applications for full consent | Development Description: Proposed demolition of existing rear conservatory and construction of single-storey rear extension and new front porch. Addition of new render and composite boarding to external elevations and proposed new roof to existing garage. | Grid Reference 372564 436747 |
| Decision Date: 11/12/2025 | Development Address: 11 Whittam Crescent Whalley BB7 9SD | | |
| Officer: Decision Type: | Emily Pickup APPROVED WITH CONDITIONS | | |

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| 3/2025/0816 | Salesbury Discharge of Conditions | Development Description: Approval of details reserved by conditions 5 (Tree Protection) and condition 10 (Heat Pump and Solar Panels) on planning permission 3/2011/0628. | Grid Reference 368001 433268 |
| Decision Date: 09/12/2025 | Development Address: Ashes Farm Cottage Salesbury Blackburn Lancashire BB1 9EQ | | |
| Officer: Decision Type: | Emily Pickup APPROVED WITH CONDITIONS | | |

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| 3/2025/0822 | Balderstone Applications for full consent | Development Description: Proposed erection of an agricultural livestock building. | Grid Reference 361857 431879 |
| Decision Date: 12/12/2025 | Development Address: Bowker Farming Woods Brow Balderstone BB2 7LG | | |
| Officer: Decision Type: | Lucy Walker APPROVED WITH CONDITIONS | | |

3/2025/0826

Clitheroe

Certificate of Lawfulness - Proposed

Decision Date:
12/12/2025

Development Address:

115 West View Clitheroe BB7 1DB

Development Description:

Certificate of Lawfulness for a proposed loft conversion and rear dormer.

Grid Reference

373823 441132

Officer:

Emily Pickup

Decision Type:

PERMISSION NOT REQUIRED

3/2025/0893

Aighton, Bailey & Chaigley

Discharge of Conditions

Decision Date:
12/12/2025

Development Address:

Dene Cottage 9 The Dene Hurst
Green BB7 9QF

Development Description:

Approval of details reserved by conditions 4 (method statement and specification for the works to remove the existing internal flooring and installation of underfloor heating and replacement limecrete) and 6 (repair method statement for the leaded window and details of internal secondary glazing) on planning permission 3/2025/0411.

Grid Reference

368323 437870

Officer:

Maya Cullen

Decision Type:

APPROVED NO CONDITIONS