



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

Planning Applications decided week ending: 12 December 2025

<b>3/2024/0758</b>	<b>Bashall Eaves and Mitton</b> Applications for full consent <b>Development Address:</b> The Outbarn Clough Bottom Rabbit Lane Talbot Bridge Bashall Eaves BB7 3NA <b>Officer:</b> Kathryn Hughes <b>Decision Type:</b> REFUSED	<b>Grid Reference</b> 370366 443572 <b>Development Description:</b> 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
<b>3/2025/0141</b>	<b>Longridge</b> Applications for full consent <b>Development Address:</b> Bolton Fold Farm Alston Lane Longridge PR3 3BN <b>Officer:</b> Maya Cullen <b>Decision Type:</b> REFUSED	<b>Grid Reference</b> 360295 435306 <b>Development Description:</b> Regularisation of erection of three commercial buildings (10 commercial units Use Class B2, B8 and sui generis) and associated works.
<b>3/2025/0416</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> 3 Waters Edge Whalley BB7 9UF <b>Officer:</b> Emily Pickup <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Grid Reference</b> 373434 435966 <b>Development Description:</b> Regularisation of single storey rear extension.
<b>3/2025/0518</b>	<b>Simonstone</b> Applications for full consent <b>Development Address:</b> The Bungalow Simonstone Lane Simonstone BB12 7NU <b>Officer:</b> Kathryn Hughes <b>Decision Type:</b> REFUSED	<b>Grid Reference</b> 377535 434134 <b>Development Description:</b> Proposed first floor extensions and alterations.
<b>3/2025/0566</b>	<b>Simonstone</b> Applications for full consent <b>Development Address:</b> 4 Tintern Close Read Simonstone BB12 7SS <b>Officer:</b> Emily Pickup <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Grid Reference</b> 376858 434259 <b>Development Description:</b> 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.

<b>3/2025/0585</b>	<b>Ribchester</b> Applications for full consent <b>Development Address:</b> Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ  <b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> 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;	<b>Grid Reference</b> 365377 435809
<b>3/2025/0587</b>	<b>Ribchester</b> Alter or Extend a Listed Building <b>Development Address:</b> Flats 1-4 Alms House Stydd Lane Ribchester PR3 3YQ  <b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> 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).	<b>Grid Reference</b> 365377 435809
<b>3/2025/0736</b>	<b>Barrow</b> Applications for full consent <b>Development Address:</b> 25 Middle Lodge Road Barrow BB7 9XS  <b>Officer:</b> Emily Pickup <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Regularisation of detached garden room.	<b>Grid Reference</b> 373892 437987
<b>3/2025/0761</b>	<b>Bashall Eaves and Mitton</b> Applications for full consent <b>Development Address:</b> Eastham House Barn Clitheroe Road Mitton BB7 9PH  <b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Proposed stables, tack room and muck midden. Proposed agricultural storage building and associated hard standing.	<b>Grid Reference</b> 371159 439884
<b>3/2025/0776</b>	<b>Longridge</b> Applications for full consent <b>Development Address:</b> 10 Highfield Drive Longridge PR3 3SN  <b>Officer:</b> Lucy Walker <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Development Description:</b> Proposed single storey rear extension with lean-to roof.	<b>Grid Reference</b> 360645 436934

<b>3/2025/0781</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> Thornlee Whalley Road Billington BB7 9LG	<b>Development Description:</b> Proposed side extension following demolition of existing side utility.	<b>Grid Reference</b> 371983 435426
<b>Decision Date:</b> 10/12/2025			
<b>Officer:</b> Lucy Walker			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			
<b>3/2025/0783</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> 2 Cherry Tree Road Whalley BB7 9YH	<b>Development Description:</b> Proposed two storey extension to rear of property to create additional living accommodation.	<b>Grid Reference</b> 372709 436352
<b>Decision Date:</b> 12/12/2025			
<b>Officer:</b> Emily Pickup			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			
<b>3/2025/0785</b>	<b>Bowland with Leagram</b> Applications for full consent <b>Development Address:</b> Meadow View Croft Dinkling Green Lane Leagram PR3 2QS	<b>Development Description:</b> 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.	<b>Grid Reference</b> 364281 445191
<b>Decision Date:</b> 09/12/2025			
<b>Officer:</b> Lucy Walker			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			
<b>3/2025/0793</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> 11 Whittam Crescent Whalley BB7 9SD	<b>Development Description:</b> 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.	<b>Grid Reference</b> 372564 436747
<b>Decision Date:</b> 11/12/2025			
<b>Officer:</b> Emily Pickup			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			
<b>3/2025/0816</b>	<b>Salesbury</b> Discharge of Conditions <b>Development Address:</b> Ashes Farm Cottage Salesbury Blackburn Lancashire BB1 9EQ	<b>Development Description:</b> Approval of details reserved by conditions 5 (Tree Protection) and condition 10 (Heat Pump and Solar Panels) on planning permission 3/2011/0628.	<b>Grid Reference</b> 368001 433268
<b>Decision Date:</b> 09/12/2025			
<b>Officer:</b> Emily Pickup			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			
<b>3/2025/0822</b>	<b>Balderstone</b> Applications for full consent <b>Development Address:</b> Bowker Farming Woods Brow Balderstone BB2 7LG	<b>Development Description:</b> Proposed erection of an agricultural livestock building.	<b>Grid Reference</b> 361857 431879
<b>Decision Date:</b> 12/12/2025			
<b>Officer:</b> Lucy Walker			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			

<b>3/2025/0826</b>	<b>Clitheroe</b> Certificate of Lawfulness - Proposed <b>Development Address:</b> 115 West View Clitheroe BB7 1DB	<b>Development Description:</b> Certificate of Lawfulness for a proposed loft conversion and rear dormer.	<b>Grid Reference</b> 373823 441132
<b>Decision Date:</b> 12/12/2025	<b>Officer:</b> Emily Pickup <b>Decision Type:</b> PERMISSION NOT REQUIRED		
<b>3/2025/0893</b>	<b>Aighton, Bailey &amp; Chaigley</b> Discharge of Conditions <b>Development Address:</b> Dene Cottage 9 The Dene Hurst Green BB7 9QF	<b>Development Description:</b> 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.	<b>Grid Reference</b> 368323 437870
<b>Decision Date:</b> 12/12/2025	<b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED NO CONDITIONS		