



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 19 December 2025

<b>3/2022/1149</b>	<b>Clitheroe</b>	<b>Grid Reference</b>
<b>Decision Date:</b> 15/12/2025	Prior Notification of development of a <b>Development Address:</b> Clitheroe Conservative Club Castle Street Clitheroe BB7 2BT	374319 441834
<b>Officer:</b> <b>Decision Type:</b>	Stephen Kilmartin DEEMED CONSENT	<b>Development Description:</b> Prior notification of one half-height gantry pole on one ERS rail attached to a Unistrut, replacement of one equipment cabinet and development ancillary thereto.

<b>3/2025/0051</b>	<b>Aighton, Bailey &amp; Chaigley</b>	<b>Grid Reference</b>
<b>Decision Date:</b> 18/12/2025	Applications for full consent <b>Development Address:</b> Deerhurst Knowles Brow Hurst Green BB7 9QX	368311 439740
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS	<b>Development Description:</b> Proposed erection of stables within garden area.

<b>3/2025/0517</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b>	<b>Grid Reference</b>
<b>Decision Date:</b> 18/12/2025	Applications for full consent <b>Development Address:</b> Dockber Laithe Farm Sawley Old Brow Sawley BB7 4LF	378675 447151
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen REFUSED	<b>Development Description:</b> Regularisation of construction of a steel portal framed building for use as a pet crematorium facility (sui generis).

<b>3/2025/0740</b>	<b>Longridge</b>	<b>Grid Reference</b>
<b>Decision Date:</b> 19/12/2025	Discharge of Conditions <b>Development Address:</b> Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	362578 437851
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS	<b>Development Description:</b> Approval of details reserved by conditions 14 (Lighting), 15 (Landscaping) and 21 (Car Parking Surface) on planning permission 3/2024/0622.

<b>3/2025/0741</b>	<b>Longridge</b>	<b>Grid Reference</b>
<b>Decision Date:</b> 19/12/2025	Discharge of Conditions <b>Development Address:</b> Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	362578 437851
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS	<b>Development Description:</b> Approval of details reserved by condition 11 (Lighting) on Listed Building Consent 3/2024/0623.

<b>3/2025/0803</b>	<b>Waddington</b> Applications for full consent	<b>Development Description:</b> Proposed single storey rear and side extension.	<b>Grid Reference</b> 372089 446117
<b>Decision Date:</b> 18/12/2025	<b>Development Address:</b> Ringley Hey Slaidburn Road Waddington BB7 3JJ		
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		

<b>3/2025/0849</b>	<b>Waddington</b> Agricultural determination	<b>Development Description:</b> Prior notification for proposed steel feed bin 2.3m long, 7.7m high under part 6 Class A of the GDPO.	<b>Grid Reference</b> 372151 444299
<b>Decision Date:</b> 16/12/2025	<b>Development Address:</b> Hollins Farm Slaidburn Road Waddington BB7 3JQ		
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup PERMISSION NOT REQUIRED		

<b>3/2025/0850</b>	<b>Clitheroe</b> Certificate of Lawfulness - Proposed	<b>Development Description:</b> Certificate of Lawfulness for proposed erection of a canopy.	<b>Grid Reference</b> 373147 441015
<b>Decision Date:</b> 16/12/2025	<b>Development Address:</b> 1 Mersey Grove Clitheroe BB7 2FQ		
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED NO CONDITIONS		

<b>3/2025/0851</b>	<b>Whalley</b> Applications for full consent	<b>Development Description:</b> Proposed single-storey rear extension and landscaping works.	<b>Grid Reference</b> 372038 437282
<b>Decision Date:</b> 17/12/2025	<b>Development Address:</b> 3 Westfield Close Whalley BB7 9XG		
<b>Officer:</b> <b>Decision Type:</b>	Emily Pickup APPROVED WITH CONDITIONS		

<b>3/2025/0856</b>	<b>Aighton, Bailey &amp; Chaigley</b> Variation of Condition	<b>Development Description:</b> Variation of condition 2 of application 3/2020/0407 to regularise the as-built position of steps from annex to upper parking area, raised walkway, insertion of first floor rear window and erection of covered walkway.	<b>Grid Reference</b> 368401 437872
<b>Decision Date:</b> 17/12/2025	<b>Development Address:</b> 8 Longridge Road Hurst Green BB7 9QP		
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		

<b>3/2025/0858</b>	<b>Wilpshire</b> Application for tree works	<b>Development Description:</b> G2 (2 x Oak, 1 x Lime, 1 x Alder) to be reduced back from property.	<b>Grid Reference</b> 368493 432872
<b>Decision Date:</b> 16/12/2025	<b>Development Address:</b> Land to the rear of 43 The Hazels Wilpshire Blackburn Lancashire BB1 9HZ		
<b>Officer:</b> <b>Decision Type:</b>	Alex Shutt REFUSED		

<b>3/2025/0860</b>	<b>Aighton, Bailey &amp; Chaigley</b> Applications for full consent	<b>Development Description:</b> Proposed replacement dwelling.	<b>Grid Reference</b> 369446 440780
<b>Decision Date:</b> 18/12/2025	<b>Development Address:</b> Kemple Down Birdy Brow Chaigley BB7 3LR		
<b>Officer:</b> <b>Decision Type:</b>	Lyndsey Hayes APPROVED WITH CONDITIONS		

<b>3/2025/0876</b>	<b>Hothersall</b> Certificate of Lawfulness - Proposed	<b>Development Description:</b> Certificate of Lawfulness for proposed detached double garage with solar (plant) room and garden store/workshop.	<b>Grid Reference</b> 362682 435458
<b>Decision Date:</b> 15/12/2025	<b>Development Address:</b> Carwood Farm Hothersall Lane Hothersall PR3 2XB		
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker PERMISSION NOT REQUIRED		

<b>3/2025/0883</b>	<b>Read</b> Application for tree works	<b>Development Description:</b> Prune T1 Beech to reduce canopy by up to 3m. Remove T3 and T4 Beech trees. Prune T5 Beech tree to reduce low hanging branches. Prune T6 Silver Birch to reduce canopy by 2 to 3 m.	<b>Grid Reference</b> 375688 435441
<b>Decision Date:</b> 19/12/2025	<b>Development Address:</b> Lower Read Wood Old Roman Road Read BB12 7RX		
<b>Officer:</b> <b>Decision Type:</b>	Alex Shutt APPROVED WITH CONDITIONS		

<b>3/2025/0891</b>	<b>Billington and Langho</b> Applications for full consent	<b>Development Description:</b> Proposed first-floor rear and side extension and internal alterations.	<b>Grid Reference</b> 370070 433833
<b>Decision Date:</b> 16/12/2025	<b>Development Address:</b> 18 Rogersfield Langho BB6 8HB		
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		

<b>3/2025/0897</b>	<b>Billington and Langho</b> Certificate of Lawfulness - Proposed	<b>Development Description:</b> Certificate of Lawfulness for proposed erection of detached garden room.	<b>Grid Reference</b> 369929 436257
<b>Decision Date:</b> 18/12/2025	<b>Development Address:</b> 18 Highwoods Park Brockhall Village Old Langho BB6 8HN		
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker PERMISSION NOT REQUIRED		

<b>3/2025/0898</b>	<b>Whalley</b> Application for tree works	<b>Development Description:</b> T1 (Oak) and T2 (Oak) Remove dead wood greater than 25mm. T3 (Horse Chestnut ) prune to clear building by 2m and to clear boundary line. T4 (Oak) Remove to ground level. T7 (Oak) remove dead wood greater than 25mm and prune to clear boundary line.	<b>Grid Reference</b> 372656 437298
<b>Decision Date:</b> 19/12/2025	<b>Development Address:</b> Land to the rear gardens 6 and 7 Nethertown Gardens Whalley BB7 9GU		
<b>Officer:</b> <b>Decision Type:</b>	Alex Shutt APPROVED WITH CONDITIONS		

**3/2025/0909**

**Decision Date:**  
19/12/2025

**Officer:**  
**Decision Type:**

Observations to Another Local Auth  
**Development Address:**  
Land to the north of The Old  
Vicarage Tosside Skipton BD23  
4SQ  
Ben Taylor  
NO OBJECTIONS

**Development Description:**

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).

**Grid Reference**

376912 456119

**3/2025/0928**

**Decision Date:**  
18/12/2025

**Officer:**  
**Decision Type:**

**Mellor**  
Non-Material amendment  
**Development Address:**  
Victoria Terrace Mellor Brow BB2  
7PL  
Maya Cullen  
APPROVED WITH CONDITIONS

**Development Description:**

Non-material amendment to planning permission 3/2023/0390 involving amendments to floor plans and elevations, adjustments to floor to floor heights, window and door sizes and materials.

**Grid Reference**

364149 431053

**3/2025/0932**

**Decision Date:**  
19/12/2025

**Officer:**  
**Decision Type:**

**Billington and Langho**  
Application for tree works  
**Development Address:**  
1 Elm Tree Grove Brockhall Village  
Old Langho BB6 8HP

**Development Description:**

Crown reduction of 15-20% to Oak tree in rear garden.

**Grid Reference**

370026 436288

**3/2025/0949**

**Decision Date:**  
19/12/2025

**Officer:**  
**Decision Type:**

**Rimington and Middop**  
Agricultural determination  
**Development Address:**  
Land east of Greystones Stopper  
Lane Rimington Clitheroe BB7 4DU

**Development Description:**

Prior notification for proposed agricultural track 92m long x 5m wide under Part 6 Class A of the GDPO.

**Grid Reference**

381361 445970

**3/2025/0950**

**Decision Date:**  
19/12/2025

**Officer:**  
**Decision Type:**

**Rimington and Middop**  
Agricultural determination  
**Development Address:**  
Land east of Greystones Stopper  
Lane Rimington BB7 4DU

**Development Description:**

Prior notification for proposed agricultural storage building 20m long x 10m wide, 4.38m high to ridge, 3.5m high to eaves under Part 6 Class A of the GDPO.

**Grid Reference**

381361 445970