



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 19 December 2025

3/2022/1149	Clitheroe Prior Notification of development of a Development Address: Clitheroe Conservative Club Castle Street Clitheroe BB7 2BT	Development Description: 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.	Grid Reference 374319 441834
Decision Date: 15/12/2025	Officer: Stephen Kilmartin Decision Type: DEEMED CONSENT		
3/2025/0051	Aighton, Bailey & Chaigley Applications for full consent Development Address: Deerhurst Knowles Brow Hurst Green BB7 9QX	Development Description: Proposed erection of stables within garden area.	Grid Reference 368311 439740
Decision Date: 18/12/2025	Officer: Lucy Walker Decision Type: APPROVED WITH CONDITIONS		
3/2025/0517	Bolton-by-Bowland, Gisburn Forest and Sawley Applications for full consent Development Address: Dockber Laithe Farm Sawley Old Brow Sawley BB7 4LF	Development Description: Regularisation of construction of a steel portal framed building for use as a pet crematorium facility (sui generis).	Grid Reference 378675 447151
Decision Date: 18/12/2025	Officer: Maya Cullen Decision Type: REFUSED		
3/2025/0740	Longridge Discharge of Conditions Development Address: Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	Development Description: Approval of details reserved by conditions 14 (Lighting), 15 (Landscaping) and 21 (Car Parking Surface) on planning permission 3/2024/0622.	Grid Reference 362578 437851
Decision Date: 19/12/2025	Officer: Ben Taylor Decision Type: APPROVED WITH CONDITIONS		
3/2025/0741	Longridge Discharge of Conditions Development Address: Writtenstone Farm Writtenstone Lane Longridge PR3 2ZN	Development Description: Approval of details reserved by condition 11 (Lighting) on Listed Building Consent 3/2024/0623.	Grid Reference 362578 437851
Decision Date: 19/12/2025	Officer: Ben Taylor Decision Type: APPROVED WITH CONDITIONS		

3/2025/0803	Waddington Applications for full consent Development Address: Ringley Hey Slaidburn Road Waddington BB7 3JJ	Development Description: Proposed single storey rear and side extension.	Grid Reference 372089 446117
Decision Date: 18/12/2025			
Officer: Emily Pickup			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0849	Waddington Agricultural determination Development Address: Hollins Farm Slaidburn Road Waddington BB7 3JQ	Development Description: Prior notification for proposed steel feed bin 2.3m long, 7.7m high under part 6 Class A of the GDPO.	Grid Reference 372151 444299
Decision Date: 16/12/2025			
Officer: Emily Pickup			
Decision Type: PERMISSION NOT REQUIRED			
3/2025/0850	Clitheroe Certificate of Lawfulness - Proposed Development Address: 1 Mersey Grove Clitheroe BB7 2FQ	Development Description: Certificate of Lawfulness for proposed erection of a canopy.	Grid Reference 373147 441015
Decision Date: 16/12/2025			
Officer: Emily Pickup			
Decision Type: APPROVED NO CONDITIONS			
3/2025/0851	Whalley Applications for full consent Development Address: 3 Westfield Close Whalley BB7 9XG	Development Description: Proposed single-storey rear extension and landscaping works.	Grid Reference 372038 437282
Decision Date: 17/12/2025			
Officer: Emily Pickup			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0856	Aighton, Bailey & Chaigley Variation of Condition Development Address: 8 Longridge Road Hurst Green BB7 9QP	Development Description: 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.	Grid Reference 368401 437872
Decision Date: 17/12/2025			
Officer: Maya Cullen			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0858	Wilpshire Application for tree works Development Address: Land to the rear of 43 The Hazels Wilpshire Blackburn Lancashire BB1 9HZ	Development Description: G2 (2 x Oak, 1 x Lime, 1 x Alder) to be reduced back from property.	Grid Reference 368493 432872
Decision Date: 16/12/2025			
Officer: Alex Shutt			
Decision Type: REFUSED			

3/2025/0860	Aighton, Bailey & Cheshire Applications for full consent Development Address: Kemple Down Birdy Brow Cheshire BB7 3LR	Development Description: Proposed replacement dwelling.	Grid Reference 369446 440780
Decision Date: 18/12/2025			
Officer: Lyndsey Hayes			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0876	Hathersall Certificate of Lawfulness - Proposed Development Address: Carwood Farm Hathersall Lane Hathersall PR3 2XB	Development Description: Certificate of Lawfulness for proposed detached double garage with solar (plant) room and garden store/workshop.	Grid Reference 362682 435458
Decision Date: 15/12/2025			
Officer: Lucy Walker			
Decision Type: PERMISSION NOT REQUIRED			
3/2025/0883	Read Application for tree works Development Address: Lower Read Wood Old Roman Road Read BB12 7RX	Development Description: 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.	Grid Reference 375688 435441
Decision Date: 19/12/2025			
Officer: Alex Shutt			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0891	Billington and Langho Applications for full consent Development Address: 18 Rogersfield Langho BB6 8HB	Development Description: Proposed first-floor rear and side extension and internal alterations.	Grid Reference 370070 433833
Decision Date: 16/12/2025			
Officer: Lucy Walker			
Decision Type: APPROVED WITH CONDITIONS			
3/2025/0897	Billington and Langho Certificate of Lawfulness - Proposed Development Address: 18 Highwoods Park Brockhall Village Old Langho BB6 8HN	Development Description: Certificate of Lawfulness for proposed erection of detached garden room.	Grid Reference 369929 436257
Decision Date: 18/12/2025			
Officer: Lucy Walker			
Decision Type: PERMISSION NOT REQUIRED			
3/2025/0898	Whalley Application for tree works Development Address: Land to the rear gardens 6 and 7 Nethertown Gardens Whalley BB7 9GU	Development Description: 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.	Grid Reference 372656 437298
Decision Date: 19/12/2025			
Officer: Alex Shutt			
Decision Type: APPROVED WITH CONDITIONS			

3/2025/0909	Observations to Another Local Auth Development Address: Land to the north of The Old Vicarage Tosside Skipton BD23 4SQ Officer: Ben Taylor Decision Type: 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	Mellor Non-Material amendment Development Address: Victoria Terrace Mellor Brow BB2 7PL Officer: Maya Cullen Decision Type: 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	Billington and Langho Application for tree works Development Address: 1 Elm Tree Grove Brockhall Village Old Langho BB6 8HP Officer: Alex Shutt Decision Type: APPROVED WITH CONDITIONS	Development Description: Crown reduction of 15-20% to Oak tree in rear garden.	Grid Reference 370026 436288
3/2025/0949	Rimington and Middop Agricultural determination Development Address: Land east of Greystones Stopper Lane Rimington Clitheroe BB7 4DU Officer: Emily Pickup Decision Type: REFUSED	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	Rimington and Middop Agricultural determination Development Address: Land east of Greystones Stopper Lane Rimington BB7 4DU Officer: Emily Pickup Decision Type: REFUSED	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