



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 9 January 2026

3/2022/1034	Clayton-le-Dale Applications for full consent Development Address: Woodfield Farm Longsight Road Clayton le Dale BB2 7JA	Development Description: Additional usage to commercial property from E usage to E(d).	Grid Reference 365828 432687
Decision Date: 09/01/2026			
Officer: Decision Type:	Lucy Walker REFUSED		
3/2025/0038	Bashall Eaves and Mitton Applications for full consent Development Address: Units 3 3A 4 and 4A Cheetall Farm Clitheroe Road Bashall Eaves BB7 3LH	Development Description: Proposed demolition of existing buildings and demolition of single-storey rear and side extensions to existing barn and conversion of barn to two dwellings with associated curtilage and parking areas	Grid Reference 371958 441992
Decision Date: 07/01/2026			
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2025/0417	Bolton-by-Bowland, Gisburn Forest and Sawley Applications for full consent Development Address: The Court House Gisburn Road Bolton by Bowland BB7 4NP	Development Description: Planning permission for proposed repair, internal and external alterations, amendments to outbuilding to listed building, new external garage, two air source heat pumps.	Grid Reference 378782 449425
Decision Date: 22/12/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0418	Bolton-by-Bowland, Gisburn Forest and Sawley Alter or Extend a Listed Building Development Address: The Court House Gisburn Road Bolton by Bowland BB7 4NP	Development Description: Listed Building Consent for proposed repair, internal and external alterations, amendments to outbuilding to listed building, new external garage, two air source heat pumps.	Grid Reference 378782 449425
Decision Date: 22/12/2025			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0673	Clitheroe S.106 Variation Development Address: Land off Hawthorne Farm Hawthorne Place Clitheroe BB7 2HU	Development Description: Proposed modification of S106 Agreement dated 20 December 2021 relating to planning permission 3/2019/1104 to modify the over 55's occupancy restriction.	Grid Reference 374343 442473
Decision Date: 22/12/2025			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		

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3/2025/0699	West Bradford Applications for full consent Development Address: Pillings Cottage Grindleton Road West Bradford BB7 4TB	Development Description: Proposed side extension to existing annex.	Grid Reference 374244 444458
Decision Date: 07/01/2026			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
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3/2025/0706	Billington and Langho Applications for full consent Development Address: 1 Bonny Grass Terrace Billington BB7 9LY	Development Description: Proposed repositioning of side door entrance to the flat above.	Grid Reference 372274 435629
Decision Date: 08/01/2026			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
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3/2025/0710	Longridge Application in principle Development Address: Blue Bell Farm Higher Road Longridge PR3 2YX	Development Description: Permission in Principle for the residential conversion of an existing building to a single dwelling. No non-residential development is proposed.	Grid Reference 363008 438982
Decision Date: 09/01/2026			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
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3/2025/0727	Simonstone Applications for full consent Development Address: Stork Hotel Whalley Road Simonstone BB12 7NZ	Development Description: Proposed addition of fire escape staircase provision to rear yard to service living area above existing public house.	Grid Reference 376977 434552
Decision Date: 09/01/2026			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
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3/2025/0814	Chipping Applications for full consent Development Address: Startifants Farm Goose Lane Chipping PR3 2QB	Development Description: Proposed open sided car port.	Grid Reference 362473 442642
Decision Date: 09/01/2026			
Officer: Decision Type:	Lucy Walker REFUSED		
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3/2025/0819	Clitheroe Certificate of Lawfulness - Proposed Development Address: Electricity Sub Station Ribblesdale Works West Bradford Road Clitheroe BB7 4QF	Development Description: Certificate of Lawfulness for the proposed replacement of a T13 transformer and associated works.	Grid Reference 374693 443672
Decision Date: 22/12/2025			
Officer: Decision Type:	Ben Taylor PERMISSION NOT REQUIRED		

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3/2025/0820	Waddington Variation of Condition Development Address: Twitter Bridge Farm Twitter Lane Waddington BB7 3LG	Development Description: Variation of condition 2 (approved plans) of planning permission 3/2022/0791 to allow for alterations to fenestration and rooflight openings and introduction of microgeneration equipment.	Grid Reference 372216 443262
Decision Date: 23/12/2025			
Officer: Decision Type:	Ben Taylor REFUSED		
3/2025/0821	Clitheroe Applications for full consent Development Address: 9 Sycamore Walk Clitheroe BB7 1FJ	Development Description: Proposed installation of greenhouse in rear garden.	Grid Reference 373944 440891
Decision Date: 08/01/2026			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0831	Wilpshire Applications for full consent Development Address: Wilpshire Lane Cottage Vicarage Lane Wilpshire BB1 9HY	Development Description: Proposed two storey extension to dwelling.	Grid Reference 368759 433197
Decision Date: 07/01/2026			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
3/2025/0836	Simonstone Applications for full consent Development Address: 2 Harewood Avenue Simonstone BB12 7JB	Development Description: Proposed two-storey side extension to extend existing bedrooms and bathroom at first floor and new roof canopy to the front.	Grid Reference 377111 434587
Decision Date: 09/01/2026			
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
3/2025/0885	Bashall Eaves and Mitton Applications for full consent Development Address: Mason House Farm Clitheroe Road Bashall Eaves BB7 3DD	Development Description: Proposed extension to existing agricultural livestock building.	Grid Reference 369058 443824
Decision Date: 07/01/2026			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2025/0887	Clayton-le-Dale Applications for full consent Development Address: 53 Knowsley Road Wilpshire BB1 9PN	Development Description: Proposed construction of a detached garage in the front garden.	Grid Reference 368553 432282
Decision Date: 06/01/2026			
Officer: Decision Type:	Lucy Walker REFUSED		

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3/2025/0910

Longridge

Applications for full consent

Decision Date:
23/12/2025

Development Address:

2A Monks Drive Longridge PR3 3FR

Development Description:

Proposed change of use from dwelling house (Class C3) to residential childrens home (Class C2) for up to 2 children aged 4-18.

Grid Reference

360041 436612

Officer:

Maya Cullen

Decision Type:

REFUSED

3/2025/0933

Bashall Eaves and Mitton

Certificate of Lawfulness - Existing

Decision Date:
22/12/2025

Development Address:

Cow Hey Brook Barn Twitter Lane
Bashall Eaves BB7 3NA

Development Description:

Certificate of Lawfulness for the existing building operations associated with the conversion of barn and for the use as residential care accommodation (C2 use).

Grid Reference

370577 442911

Officer:

Maya Cullen

Decision Type:

REFUSED

3/2025/0966

Bowland Forest (Lower)

Discharge of Conditions

Decision Date:
08/01/2026

Development Address:

Crane Wood Farm Whitewell Road
Cow Ark Whitewell BB7 3DG

Development Description:

Approval of details reserved by condition 4 (Programme of work) and 5 (Owl/Bird/Bat Details) on planning permission 3/2025/0654.

Grid Reference

366932 445170

Officer:

Maya Cullen

Decision Type:

APPROVED WITH CONDITIONS