



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

Planning Applications decided week ending: 6 February 2026

		<b>Grid Reference</b>
<b>3/2025/0564</b>	<b>Clitheroe</b> Applications for full consent <b>Development Address:</b> 45 - 47 Whalley Road Clitheroe BB7 1EE	<b>Development Description:</b> Planning permission for proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)(iii)) involving internal and external alterations.
<b>Decision Date:</b> 03/02/2026	<b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Grid Reference</b> 374236 441280
<b>3/2025/0565</b>	<b>Clitheroe</b> Alter or Extend a Listed Building <b>Development Address:</b> 45 - 47 Whalley Road Clitheroe BB7 1EE	<b>Development Description:</b> Listed Building Consent for proposed change of use from light industrial to residential (use class C3) and commercial (use class E(c)(iii)) involving internal and external alterations.
<b>Decision Date:</b> 03/02/2026	<b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Grid Reference</b> 374236 441280
<b>3/2025/0588</b>	<b>Whalley</b> Applications for full consent <b>Development Address:</b> Land east of Clitheroe Road Whalley	<b>Development Description:</b> Proposed erection of 77 no. affordable dwellings with associated access, gardens, parking and landscaping areas.
<b>Decision Date:</b> 06/02/2026	<b>Officer:</b> Kathryn Hughes <b>Decision Type:</b> REFUSED	<b>Grid Reference</b> 373616 437093
<b>3/2025/0755</b>	<b>Clayton-le-Dale</b> Applications for full consent <b>Development Address:</b> Myre Fold House Longsight Road Clayton-Le-Dale BB2 7JA	<b>Development Description:</b> Proposed garage for the storage of vintage tractors and cars, extension to hardstanding and change of use of land to residential curtilage.
<b>Decision Date:</b> 05/02/2026	<b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS	<b>Grid Reference</b> 366161 433114
<b>3/2025/0889</b>	<b>Ribchester</b> Applications for full consent	<b>Development Description:</b>
		<b>Grid Reference</b> 364169 438922

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<b>Decision Date:</b> 04/02/2026	<b>Development Address:</b> Land at Higher Road Longridge PR3 2YX	Erection of a part single-storey and part two-storey dwelling of exceptional design quality (NPPF 84e) with associated landscaping, habitat restoration, change of use of land to residential curtilage and access from Higher Road, together with the creation of a small visitor car park for members of the public to view the remains of the Roman road to be preserved within the site. (resubmission of application 3/2025/0095)
<b>Officer:</b> <b>Decision Type:</b>	<b>Maya Cullen</b> REFUSED	<b>Grid Reference</b> 363725 429524
<b>3/2025/0899</b>	<b>Mellor</b> Prior notification of proposed larger h	<b>Development Description:</b> Prior notification for proposed single-storey rear extension under Part 1 Class A of the GDPO 8m long, 3.76m to ridge and 3.76m to eaves.
<b>Decision Date:</b> 04/02/2026	<b>Development Address:</b> Woodfold Park Stud Woodfold Park Mellor BB2 7QA	
<b>Officer:</b> <b>Decision Type:</b>	<b>Kathryn Hughes</b> REFUSED	
<b>3/2025/0921</b>	<b>Clitheroe</b> Discharge of Conditions	<b>Grid Reference</b> 373281 441769
<b>Decision Date:</b> 06/02/2026	<b>Development Address:</b> Land off Union Street Clitheroe	<b>Development Description:</b> Approval of details reserved by condition 26 (Surface water management) and condition 27 (investigation of culverted watercourse) on planning permission 3/2017/0573
<b>Officer:</b> <b>Decision Type:</b>	<b>Lyndsey Hayes</b> APPROVED WITH CONDITIONS	
<b>3/2025/0924</b>	<b>Bolton-by-Bowland, Gisburn Forest and Sawley</b> Discharge of Conditions	<b>Grid Reference</b> 376433 455981
<b>Decision Date:</b> 05/02/2026	<b>Development Address:</b> 1 2 3 Skirden Lodge Wigglesworth Road Slaidburn BD23 4SX	<b>Development Description:</b> Approval of details reserved by conditions 3 (materials); 7 (boundary treatments); 9 (lighting); 10 (landscaping scheme); 11 (artificial bird nesting boxes and artificial bat roosting sites); 13 (Biodiversity Gain Plan); 18 (surface water sustainable drainage strategy) and the statutory biodiversity condition on planning permission 3/2025/0093.
<b>Officer:</b> <b>Decision Type:</b>	<b>Ben Taylor</b> APPROVED WITH CONDITIONS	
<b>3/2025/0934</b>	<b>Whalley</b> Applications for full consent	<b>Grid Reference</b> 372738 436601
<b>Decision Date:</b> 04/02/2026	<b>Development Address:</b> 38 Mitton Road Whalley BB7 9RX	<b>Development Description:</b> Proposed single storey rear extension to form dining room and ground floor WC.
<b>Officer:</b> <b>Decision Type:</b>	<b>Lucy Walker</b> APPROVED WITH CONDITIONS	
<b>3/2025/0935</b>	<b>Longridge</b> Applications for full consent	<b>Grid Reference</b> 361065 436542
<b>Decision Date:</b> 04/02/2026	<b>Development Address:</b> Lower Moss Farm Lower Lane Longridge PR3 2YH	<b>Development Description:</b> Regularisation for the proposed development of 3No. holiday cottages following planning permission being granted for 10No. holiday cottages (application reference 3/2017/0357).
<b>Officer:</b> <b>Decision Type:</b>	<b>Maya Cullen</b> APPROVED WITH CONDITIONS	

<b>3/2025/0937</b>	<b>Rimington and Middop</b> Certificate of Lawfulness - Proposed <b>Development Address:</b> Holly House 8 Station Road Rimington BB7 4DR	<b>Development Description:</b> Certificate of Lawfulness for proposed rear dormers.	<b>Grid Reference</b> 380287 445750
<b>Decision Date:</b> 02/02/2026			
<b>Officer:</b> Emily Pickup			
<b>Decision Type:</b> PERMISSION NOT REQUIRED			
<b>3/2025/0965</b>	<b>Aighton, Bailey &amp; Chaigley</b> Applications for full consent <b>Development Address:</b> Land off Longridge Road Hurst Green BB7 9QP	<b>Development Description:</b> Proposed extension of agricultural building to form machinery storage and regularisation of existing hard standing (part retrospective).	<b>Grid Reference</b> 367109 438189
<b>Decision Date:</b> 05/02/2026			
<b>Officer:</b> Maya Cullen			
<b>Decision Type:</b> REFUSED			
<b>3/2025/0977</b>	<b>Wilpshire</b> Application for tree works <b>Development Address:</b> 11b Somerset Avenue Wilpshire BB1 9JD	<b>Development Description:</b> Tree Works - T30 (Lime) Crown lift to 5.2m and epicormic growth removal on stem.	<b>Grid Reference</b> 368664 432712
<b>Decision Date:</b> 02/02/2026			
<b>Officer:</b> Alex Shutt			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			
<b>3/2025/0978</b>	<b>Wilpshire</b> Application for tree works <b>Development Address:</b> 11a Somerset Avenue Wilpshire BB1 9JD	<b>Development Description:</b> Tree Works - T26 (Lime) Crown lift to 5.2m and removal of epicormic growth on stem.	<b>Grid Reference</b> 368680 432715
<b>Decision Date:</b> 02/02/2026			
<b>Officer:</b> Alex Shutt			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			
<b>3/2025/0979</b>	<b>Wilpshire</b> Application for tree works <b>Development Address:</b> Inglewood 8 Somerset Avenue Wilpshire BB1 9JD	<b>Development Description:</b> Tree Works - T29 (Lime) and T31 (Silver Birch) Remove lower branches and remove dead branches as needed	<b>Grid Reference</b> 368629 432744
<b>Decision Date:</b> 02/02/2026			
<b>Officer:</b> Alex Shutt			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			
<b>3/2025/0985</b>	<b>Clitheroe</b> Applications for full consent <b>Development Address:</b> 1 Moorend Clitheroe BB7 1JZ	<b>Development Description:</b> Proposed demolition of existing single storey rear extension and erection of two storey side extension and single storey rear extension and creation of additional parking spaces.	<b>Grid Reference</b> 374821 441341
<b>Decision Date:</b> 05/02/2026			
<b>Officer:</b> Lucy Walker			
<b>Decision Type:</b> APPROVED WITH CONDITIONS			

<b>3/2026/0014</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 condition 4 (Historic Building Record Report) on planning permission 3/2025/0412.	<b>Grid Reference</b> 368323 437870
<b>Decision Date:</b> 05/02/2026	<b>Officer:</b> Maya Cullen <b>Decision Type:</b> APPROVED WITH CONDITIONS		
<b>3/2026/0025</b>	<b>Aighton, Bailey &amp; Chaigley</b> Agricultural determination <b>Development Address:</b> Foxfields Farm Whalley Road Hurst Green BB7 9PN	<b>Development Description:</b> Prior approval for proposed steel portal frame agricultural building to provide a lambing unit and housing and agricultural supplies.	<b>Grid Reference</b> 370066 438148
<b>Decision Date:</b> 05/02/2026	<b>Officer:</b> Lucy Walker <b>Decision Type:</b> PERMISSION NOT REQUIRED		
<b>3/2026/0026</b>	<b>Wilpshire</b> Application for tree works <b>Development Address:</b> Wilpshire Golf Club 72 Whalley Road Wilpshire BB1 9LF	<b>Development Description:</b> Fell five trees (T285 willow, T286 willow, T288-T290 Poplar) and remove limb on T287 (willow).	<b>Grid Reference</b> 368886 432626
<b>Decision Date:</b> 05/02/2026	<b>Officer:</b> David Hewitt <b>Decision Type:</b> APPROVED WITH CONDITIONS		