

Ribble Valley Borough Council

Council Offices
Church Walk
Clitheroe BB7 2RA



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Please note the following types of application are not for consultation - Agricultural Determinations, Discharge of Conditions, Certificates of Lawfulness, Non-Material Amendments, Observations to Another Authority and Screening Opinions

Planning Applications received week ending: 13 February 2026

Comments By: 6 March 2026

3/2025/0733

Applications for full consent
Development Address:
41 St Marys Drive Langho BB6 8DL

Development Description:

Proposed side extension with front and rear dormer roof extensions.

Grid Reference

370573 433997

DATE VALID:
09/02/2026

Officer:
Lucy Walker
01200 425111

3/2025/0970

Applications for full consent
Development Address:
Eight at Gazegill Gazegill Organics
Dancer Lane Rimington BB7 4EE

Development Description:

Retrospective planning application to continue use of single storey restaurant building, outdoor seating area, play area and vehicle parking area.

Grid Reference

382097 446306

DATE VALID:
06/02/2026

Officer:
Ben Taylor
01200 425111

3/2026/0065

Applications for full consent
Development Address:
Holiday let adjacent to Clough Farm
Catlow Road Slaidburn BB7 3AQ

Development Description:

Change of use of existing holiday let accommodation to a local needs occupancy residential dwelling. Regularisation of construction of a domestic kitchen.

Grid Reference

370465 455974

DATE VALID:
06/02/2026

Officer:
Ben Taylor
01200 425111

3/2026/0073

Applications for full consent
Development Address:
Poor Parts Barn Hellifield Road
Bolton-By-Bowland BB7 4LU

Development Description:

Conversion of a redundant barn to an affordable local needs occupancy residential dwelling. Installation of a package treatment unit.

Grid Reference

379605 450469

DATE VALID:
06/02/2026

Officer:
Ben Taylor
01200 425111

3/2026/0081

Certificate of Lawfulness - Existing
Development Address:
The Outbarn Clough Bottom Rabbit
Lane Talbot Bridge Bashall Eaves
BB7 3NA

Development Description:

Certificate of Lawfulness to confirm the existing use class as a combination of Class E(c)(iii) and a Sui Generis use for the provision of 40 weddings per year.

Grid Reference

370366 443572

DATE VALID:
09/02/2026

Officer:
Ben Taylor
01200 425111

For Parish Councils the above is for information only, you should take the date on the notification email sent to you as the start of the 21 day consultation period .

Planning Applications received week ending: 13 February 2026
Comments By: 6 March 2026

3/2026/0084

DATE VALID:
13/02/2026

Officer:

Certificate of Lawfulness - Proposed
Development Address:
Megitta House Kenyon Lane Langho
BB6 8AN

Maya Cullen
01200 425111

Development Description:

Certificate of Lawfulness for proposed access track to
septic tank.

Grid Reference

368750 435883

3/2026/0085

DATE VALID:
13/02/2026

Officer:

Certificate of Lawfulness - Existing
Development Address:
Megitta House Kenyon Lane Langho
BB6 8AN

Maya Cullen
01200 425111

Development Description:

Certificate of Lawfulness for existing outbuilding store (to
the rear of the garage), extension to an existing pond, new
access to highway and areas of hardstanding.

Grid Reference

368750 435883

3/2026/0086

DATE VALID:
09/02/2026

Officer:

Alter or Extend a Listed Building
Development Address:
Swan and Royal Hotel Castle Street
Clitheroe BB7 2BX

Ben Taylor
01200 425111

Development Description:

Listed Building Consent for second floor refurbishment to
create 4no letting bedrooms with en-suites and replace
existing windows and doors to the east elevation with new
windows and doors and glass balustrade.

Grid Reference

374350 441833

3/2026/0089

DATE VALID:
04/02/2026

Officer:

Reserved Matters (following outline)
Development Address:
Land at Highmoor Farm Clitheroe
BB7 1PN

Lyndsey Hayes
01200 425111

Development Description:

Reserved Matters application relating to appearance,
landscaping, layout and scale of 124 residential dwellings
together with public open space and attenuation pond
following outline planning permission 3/2020/0601

Grid Reference

375197 441551

3/2026/0090

DATE VALID:
05/02/2026

Officer:

Applications for full consent
Development Address:
Riverside Lodge Sawley Old Brow
Sawley BB7 4LF

Emily Pickup
01200 425111

Development Description:

Proposed demolition of conservatory and replacement with
a two-storey side extension. Replacement of window with
patio doors on the rear elevaton and rendering.

Grid Reference

377779 446645

3/2026/0093

DATE VALID:
06/02/2026

Officer:

Application for tree works in a conser
Development Address:
Land to the rear of Sawley Abbey
Sawley Road Sawley BB7 4LE

Alex Shutt
01200 425111

Development Description:

8 Hawthorn tree/bushes to be felled to allow for the
installation of a new fence.

Grid Reference

377657 446413

Planning Applications received week ending: 13 February 2026
Comments By: 6 March 2026

3/2026/0096

DATE VALID:
09/02/2026

Officer:

Application for tree works in a conser
Development Address:
Beck House 2 Kirkbeck Mews
Gisburn Road Bolton by Bowland
BB7 4NQ
Alex Shutt
01200 425111

Development Description:

T1 and T4 (Silver Birch) 20 metres tall and to close to boundary wall -take out. T2 (Hazel) prune and coppice. T3 (Willow) -take out. 5 (Bay tree) -Prune.T5 Acer -remove.

Grid Reference

378557 449332

3/2026/0098

DATE VALID:
09/02/2026

Officer:

Discharge of Conditions
Development Address:
Radholme Laund Farm Hall Hill
Whitewell BB7 3DF
Maya Cullen
01200 425111

Development Description:

Approval of details reserved by conditions 4 (surface water drainage strategy), 5 (surface water management plan), 6 (water drainage maintenance manual), 7 (surface water verification report), 8 (biodiversity gain plan) and 9 (landscape/habitat management plan) on planning permission 3/2025/0502.

Grid Reference

366648 445882

3/2026/0104

DATE VALID:
10/02/2026

Officer:

Discharge of Conditions
Development Address:
Bomber Farm Skipton Road Gisburn
BB7 4HP
Ben Taylor
01200 425111

Development Description:

Approval of details reserved by condition 18 (Written Scheme of Investigation) on planning permission 3/2023/0054.

Grid Reference

383848 448447

3/2026/0105

DATE VALID:
12/02/2026

Officer:

Certificate of Lawfulness - Proposed
Development Address:
53 to 57 Berry Lane Longridge PR3
3NH
Maya Cullen
01200 425111

Development Description:

Certificate of Lawfulness for proposed use of the first floor of the building and associated land as Class E(d) (indoor sport, recreation or fitness).

Grid Reference

360265 437507

3/2026/0106

DATE VALID:
10/02/2026

Officer:

Agricultural determination
Development Address:
Plane Tree Farm Chipping Road
Chaigley BB7 3LT
Lucy Walker
01200 425111

Development Description:

Prior notification for general purpose agricultural storage building 18.28m long, 15.24m wide, 8.53m high to eaves, 9.74m high to ridge under Part 6 Class A of the GDPO.

Grid Reference

367732 441971

3/2026/0108

DATE VALID:
11/02/2026

Officer:

Agricultural determination
Development Address:
Slack Farm Settle Road Newsholme
BB7 4JF
Emily Pickup
01200 425111

Development Description:

Prior Notification for proposed extension to silage building 13.7m long, 17m wide, 7.8m high to eaves, 10.1m high to ridge under Part 6 Class A of the GDPO.

Grid Reference

385025 452161