



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 20 February 2026

3/2025/0580

Balderstone

Applications for full consent

Decision Date:
18/02/2026

Development Address:
Holmes Farm Higher Commons
Lane Balderstone BB2 7LR

Officer:
Decision Type:

Kathryn Hughes
APPROVED WITH CONDITIONS

Development Description:

Full planning permission for conversion of barn into two dwellings. Alterations to access and construction of detached triple garage. Creation of new vehicle access to farmhouse and construction of attached double garage.

Grid Reference

364149 431636

3/2025/0681

Clitheroe

Applications for full consent

Decision Date:
18/02/2026

Development Address:
14 Lancaster Drive Clitheroe BB7
2PD

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Development Description:

Proposed demolition of existing dwelling and replacement with detached 3 storey property with intergral garage and rear dormer extensions

Grid Reference

373257 441471

3/2025/0794

Aighton, Bailey & Chaigley

PRIOR APPROVAL AGRIC TO FLE

Decision Date:
19/02/2026

Development Address:
Old Dairy Farm Chipping Road
Chaigley BB7 3LS

Officer:
Decision Type:

Maya Cullen
PRIOR APPROVAL GRANTED

Development Description:

Prior notification for proposed change of use of an agricultural building to office use including ancillary parking and open space under Schedule 2 Part 3, Class R of the GDPO.

Grid Reference

369111 441517

3/2025/0915

Clitheroe

Applications for full consent

Decision Date:
17/02/2026

Development Address:
7 Shays Drive Clitheroe BB7 1LL

Officer:
Decision Type:

Emily Pickup
REFUSED

Development Description:

Proposed alteration to existing stone wall boundary treatment to include an increase in height through the introduction of stone columns and fence panels.

Grid Reference

374996 441020

3/2025/0931

Clitheroe

Applications for full consent

Decision Date:
19/02/2026

Development Address:
10 Peel Park Close Clitheroe BB7
1EX

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Development Description:

Proposed demolition of garage and conservatory to create the space for a single-storey wrap-around extension and front porch.

Grid Reference

374607 441173

3/2025/0943 **Bowland Forest (Lower)** **Grid Reference**
 Discharge of Conditions 367093 444952
Development Description:
 Approval of details reserved by conditions 7 (submit a
Development Address: Biodiversity Gain Plan) and 8 (submit a landscape/habitat
 Sugar Hill Farm Whitewell Road management and monitoring plan) on planning permission
 Cow Ark BB7 3DG 3/2025/0651.
Decision Date: 20/02/2026
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0958 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
 Applications for full consent 377317 451496
Development Description:
 Proposed replacement of existing timber mock sliding-sash
Development Address: Broad Ings Anna Lane Bolton by
 Bowland BB7 4NZ windows with aluminium casement windows.
Decision Date: 19/02/2026
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2025/0964 **West Bradford** **Grid Reference**
 Certificate of Lawfulness - Existing 373660 444973
Development Description:
 Certificate of Lawfulness for existing development to
Development Address: Eaves Hall Eaves Hall Lane West
 Bradford BB7 3JG establish lawful commencement of planning permission
 3/2023/0263 for the construction of 15 eco lodges and
 infrastructure to provide additional accommodation for
 Eaves Hall.
Decision Date: 17/02/2026
Officer: Ben Taylor
Decision Type: REFUSED

3/2025/0971 **Billington and Langho** **Grid Reference**
 Discharge of Conditions 372820 435615
Development Description:
 Approval of details reserved by condition 2 (Materials and
Development Address: Highcroft Painter Wood Whalley Old
 Road Billington BB7 9JD Surface water drainage scheme) on planning application
 appeal APP/T2350/W/25/3364654.
Decision Date: 20/02/2026
Officer: Maya Cullen
Decision Type: SPLIT DECISION

3/2025/0990 **Longridge** **Grid Reference**
 Applications for full consent 361235 437241
Development Description:
 Proposed internal division of attached garage to be used as
Development Address: 47 Dilworth Lane Longridge PR3
 3ST part storage/utility and part room.
Decision Date: 18/02/2026
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0993 **Whalley** **Grid Reference**
 Advertisements 373496 436102
Development Description:
 Advertisement Consent for the erection of two marketing
Development Address: Land South of Accrington Road
 Whalley sale boards on either side of the site access measuring
 3.1m high and 1.35m wide and 0.12m deep.
Decision Date: 17/02/2026
Officer: Emily Pickup
Decision Type: REFUSED

3/2026/0030 **Billington and Langho** **Grid Reference**
 Discharge of Conditions 372477 435842
Development Description: Approval of details reserved by condition 14 (SW drainage system) of planning permission 3/2021/0205.
Development Address: Land at Nedly Lane Billington BB7 9LL
Decision Date: 18/02/2026
Officer: Anna Robinson
Decision Type: APPROVED WITH CONDITIONS

3/2026/0041 **Chatburn** **Grid Reference**
 Application for tree works in a conser 376730 444038
Development Description: Crown reduce elm tree by approx. 30% to avoid telephone wire.
Development Address: Holly Bank 8 Crow Trees Brow Chatburn BB7 4AA
Decision Date: 18/02/2026
Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2026/0055 **Chipping** **Grid Reference**
 Discharge of Conditions 362272 443289
Development Description: Approval of details reserved by condition 5 (window schedule) on Listed Building Consent 3/2024/0543.
Development Address: 1-3 Windy Street Chipping PR3 2GD
Decision Date: 18/02/2026
Officer: Kathryn Hughes
Decision Type: APPROVED NO CONDITIONS

3/2026/0059 **Wiswell** **Grid Reference**
 Application for tree works in a conser 374593 437433
Development Description: Fell Norway Maple (T8) and Beech (T1).
Development Address: Fairview Pendleton Road Wiswell Clitheroe BB7 9BU
Decision Date: 18/02/2026
Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

3/2026/0060 **West Bradford** **Grid Reference**
 Discharge of Conditions 374721 445382
Development Description: Approval of details reserved by conditions 3 (materials) and 4 (details of photovoltaic panels) of planning permission 3/2023/0186.
Development Address: Marylebone Farm Bowland Gate Lane West Bradford BB7 4TL
Decision Date: 19/02/2026
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2026/0068 **Chipping** **Grid Reference**
 Discharge of Conditions 362272 443289
Development Description: Approval of details reserved by condition 4 (materials) on planning permission 3/2024/0784.
Development Address: 1-3 Windy Street Chipping PR3 2GD
Decision Date: 18/02/2026
Officer: Kathryn Hughes
Decision Type: APPROVED NO CONDITIONS
