



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 27 February 2026

3/2025/0297	Waddington	Grid Reference
	Discharge of Conditions	372931 443805
Decision Date:	Development Address:	Development Description:
23/02/2026	Waddington Hall Clitheroe Road Waddington BB7 3HP	Approval of details reserved by condition 4 (methodology for removal of the existing extension, material samples and methodology for construction of replacement extension) on planning permission 3/2022/1143.
Officer:	Kathryn Hughes	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0298	Waddington	Grid Reference
	Discharge of Conditions	372931 443805
Decision Date:	Development Address:	Development Description:
23/02/2026	Waddington Hall Clitheroe Road Waddington BB7 3HP	Approval of details reserved by conditions 4 (details of secondary glazing and methodology of fixings for windows W5 and W6), 5 (methodology for removal of the existing extension, material samples and methodology for construction of replacement extension) on Listed Building Consent 3/2022/1144.
Officer:	Kathryn Hughes	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0318	Bowland Forest (Higher)	Grid Reference
	Discharge of Conditions	366038 450100
Decision Date:	Development Address:	Development Description:
27/02/2026	The Old Garage Site Newton Road Dunsop Bridge BB7 3BB	Approval of details reserved by conditions 3 (materials), 4 (location of existing water mains and sewers), 5 (drainage scheme), 6 (construction traffic management plan), 9 (cycle storage), 10 (surface water drainage car park), 11 (delivery and servicing plan), 13 (bird and bat boxes) and 14 (electric vehicle charging points) on planning permission 3/2023/0816.
Officer:	Ben Taylor	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0861	Newton	Grid Reference
	Applications for full consent	368160 452765
Decision Date:	Development Address:	Development Description:
23/02/2026	Burnhouse Farm Back Lane Slaidburn BB7 3EE	Proposed construction of No.3 camping lodges and a utility hut including associated hardstanding and landscaping.
Officer:	Ben Taylor	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0874	Hothersall	Grid Reference
	Applications for full consent	362607 434635
Decision Date:	Development Address:	Development Description:
24/02/2026	Woodlands Farm Hothersall Lane Hothersall PR3 2XB	Proposed first floor extension, balcony and front porch.
Officer:	Lucy Walker	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0877 **Clitheroe**
 Discharge of Conditions
Development Address:
 3 Church Street Clitheroe BB7 2DD

Decision Date:
 23/02/2026

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Approval of details reserved by conditions 4 (Walling and roofing materials), 5 (Roof Lights), 6 (Windows and Doors) and 7 (Stone Flags) on planning permission 3/2025/0231.

Grid Reference
 374397 441941

3/2025/0895 **Bowland with Leagram**
 Applications for full consent
Development Address:
 Barn and outbuilding adjacent to Leagram Mill Farm Dinkling Green Lane Chipping PR3 2QS

Decision Date:
 27/02/2026

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Conversion of existing barn and outbuilding to create a 4 bedroom dwelling with detached annexe, including alterations to fenestration, insertion of rooflights, insertion of flue and associated landscaping, parking and private amenity space.

Grid Reference
 363862 444145

3/2025/0957 **Clitheroe**
 Discharge of Conditions
Development Address:
 3 Church Street Clitheroe BB7 2DD

Decision Date:
 23/02/2026

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Approval of details reserved by conditions 3 (Walling and roofing materials), 4 (Roof Lights), 5 (Windows and Doors), 6 (Stone Flags) and 7 (Methodology statement) on Listed Building Consent 3/2025/0441.

Grid Reference
 374397 441941

3/2025/0972 **Mellor**
 Discharge of Conditions
Development Address:
 Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Decision Date:
 24/02/2026

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Approval of details reserved by condition 3 (Materials), 4 (Window and Door Specification), 5 (Rooflights), 6 (Sections), 7 (Building Record) on Listed Building Consent 3/2025/0508.

Grid Reference
 366124 430211

3/2025/0974 **Mellor**
 Discharge of Conditions
Development Address:
 Lower Reaps Farm Whinney Lane Mellor BB2 7EL

Decision Date:
 24/02/2026

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Approval of details reserved by conditions 3 (external materials), 4 (window and door specifications), 5 (rooflights and roof glazing features), 7 (building recording and analysis), 8 (construction management plan/method statement), 9 (landscaping) of planning permission 3/2025/0507.

Grid Reference
 366124 430211

3/2025/1008 **Read**
 Discharge of Conditions
Development Address:
 Holkers Farm Whins Lane Read BB12 7RB

Decision Date:
 23/02/2026

Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Approval of details reserved by conditions 4 (Rooflights), 5 (Stonework), 6 (Windows), 7 (Window Details), 8 (Scheme of Investigation), 15 (Drainage) on 3/2025/0398.

Grid Reference
 376607 435030

3/2026/0001 **Thornley-with-Wheatley**
 Applications for full consent
Development Address:
 Martins Croft Lords Lane Longridge
 PR3 2TA

Decision Date:
 27/02/2026

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed conversion of existing attached outbuilding, currently being used as a domestic store, and formation of a new single-storey side/rear (infill) extension over an existing patio area to provide a link to the converted outbuilding.

Grid Reference
 361214 438564

3/2026/0012 **Bolton-by-Bowland, Gisburn Forest and Sawley**
 Applications for full consent
Development Address:
 Springside Farm Knotts Lane
 Bolton-by-Bowland BD23 4SJ

Decision Date:
 27/02/2026

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed porch extension to front of property.

Grid Reference
 376964 453218

3/2026/0016 **Wiswell**
 Applications for full consent
Development Address:
 34 Aspen Crescent Barrow Clitheroe
 BB7 9ZL

Decision Date:
 27/02/2026

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Conversion of the existing garage to create an extra room, with widening of the driveway and dropped kerb, plus new windows to the side garage wall.

Grid Reference
 373394 438096

3/2026/0022 **Clitheroe**
 Application for tree works in a conser
Development Address:
 Lowlands Barn Back Lane Newton
 BB7 3DY

Decision Date:
 25/02/2026

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Removal of one large lateral limb from a mature lime tree (T3).

Grid Reference
 369774 450473

3/2026/0050 **Ribchester**
 Application in principle
Development Address:
 Land adj Preston Road Ribchester
 PR3 3XL

Decision Date:
 27/02/2026

Officer: Maya Cullen
Decision Type: REFUSED

Development Description:
 Permission in principle for erection of up to two dwellings.

Grid Reference
 364726 435655

3/2026/0052 **Clitheroe**
 Application in principle
Development Address:
 Land at Woone Lane Clitheroe BB7
 1BJ

Decision Date:
 25/02/2026

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Application in principle for residential development of up to 9 dwellings.

Grid Reference
 373957 441112

3/2026/0075 **Whalley**
 Application for tree works in a conser
Development Description: **Grid Reference**
 373490 436465
Development Address: T1 (Magnolia) and T2 (Crabapple) to be felled.
Decision Date: Burnside 7 Brookes Lane Whalley
 25/02/2026 BB7 9RG
Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2026/0088 **Sabden**
 Agricultural determination
Development Description: **Grid Reference**
 375700 435949
Development Address: Prior notification for proposed agricultural storage building
 Whittams Farm Whalley Road under Part 6 Class A of the GDPO 22.8m long, 18.3m wide,
 27/02/2026 Sabden BB7 9DT 4.25m high to eaves, 6.75m high to ridge.
Officer: Emily Pickup
Decision Type: PERMISSION NOT REQUIRED

3/2026/0093 **Bolton-by-Bowland, Gisburn Forest and Sawley**
 Application for tree works in a conser
Development Description: **Grid Reference**
 377657 446413
Development Address: 8 Hawthorn tree/bushes to be felled to allow for the
 Land to the rear of Sawley Abbey installation of a new fence.
 23/02/2026 Sawley Road Sawley BB7 4LE
Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS

3/2026/0096 **Bolton-by-Bowland, Gisburn Forest and Sawley**
 Application for tree works in a conser
Development Description: **Grid Reference**
 378557 449332
Development Address: T1 and T4 (Silver Birch) 20 metres tall and to close to
 Beck House 2 Kirkbeck Mews boundary wall -take out. T2 (Hazel) prune and coppice. T3
 25/02/2026 Gisburn Road Bolton by Bowland (Willow) -take out. 5 (Bay tree) -Prune. T5 Acer -remove.
 BB7 4NQ
Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS
