

# Ribble Valley Borough Council

Council Offices  
Church Walk  
Clitheroe BB7 2RA



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[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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: 6 March 2026

Comments By: 27 March 2026

**3/2025/0615**

Applications for full consent  
**Development Address:**  
Rowan Bank Skipton Road Gisburn  
BD23 3JT

**DATE VALID:**  
04/03/2026

**Officer:**  
Ben Taylor  
01200 425111

**Development Description:**

Regularisation of unauthorised change of use of agricultural land to caravan site with five caravan pitches, one changeover pitch, amenities block, waste and recycling area and chemical toilet disposal point. Proposed construction of four additional caravan pitches within existing site and extension of existing site to accommodate six additional caravan pitches.

**Grid Reference**

387224 450299

**3/2026/0021**

Applications for full consent  
**Development Address:**  
Flat, 41-43 Wellgate Clitheroe BB7  
1LU

**DATE VALID:**  
27/02/2026

**Officer:**  
Ben Taylor  
01200 425111

**Development Description:**

Change of use of upper floors to create four flats and external alterations.

**Grid Reference**

374517 441881

**3/2026/0061**

Certificate of Lawfulness - Existing  
**Development Address:**  
Lane Ends Farm Hothersall Lane  
Hothersall PR3 2XB

**DATE VALID:**  
05/03/2026

**Officer:**  
Maya Cullen  
01200 425111

**Development Description:**

Lawful Development Certificate for existing use as Industrial/Commercial Landscaping Construction Business and associated activities (mixed Use Classes E(g), B2 and B8) and engineering operations to form concrete and tarmac hardstanding areas across the site and an earth bund.

**Grid Reference**

362177 436996

**3/2026/0103**

Applications for full consent  
**Development Address:**  
Beck House 2 Kirkbeck Mews  
Gisburn Road Bolton by Bowland  
BB7 4NQ

**DATE VALID:**  
27/02/2026

**Officer:**  
Emily Pickup  
01200 425111

**Development Description:**

Proposed demolition of existing conservatory and construction of single storey extension.

**Grid Reference**

378557 449332

**3/2026/0120**

Applications for full consent  
**Development Address:**  
39 Chaigney Road Longridge PR3  
3TQ

**DATE VALID:**  
02/03/2026

**Officer:**  
Maya Cullen  
01200 425111

**Development Description:**

Demolition of rear conservatory and side porch. Proposed single storey rear extension and associated external works to include rear raised patio area, insertion of bay windows and lean-to canopy roof to front elevation, external alterations to include insertion of cut stone quoins to front elevation and rendering of external walls.

**Grid Reference**

360873 437877

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: 6 March 2026  
Comments By: 27 March 2026

**3/2026/0126**

S.106 Variation  
**Development Address:**  
Fox Run Cottage Clitheroe Road  
Great Mitton BB7 9PH

**Development Description:**

Proposed modification of S.106 Agreement dated 21st June 1988 relating to planning permission 3/1987/0427 to remove the holiday occupancy restriction.

**Grid Reference**

371096 439978

**DATE VALID:**  
03/03/2026

**Officer:**  
Maya Cullen  
01200 425111

**3/2026/0128**

Applications for full consent  
**Development Address:**  
Land off Back Lane Chipping PR3  
2QA

**Development Description:**

Proposed erection of agricultural building for livestock and machinery and access improvements.

**Grid Reference**

361966 441498

**DATE VALID:**  
03/03/2026

**Officer:**  
Maya Cullen  
01200 425111

**3/2026/0129**

S.106 Variation  
**Development Address:**  
Gander Green Cottage Clitheroe  
Road Great Mitton BB7 9PH

**Development Description:**

Proposed modification of S.106 Agreement dated 21st June 1988 relating to planning permission 3/1987/0427 to remove the holiday occupancy restriction.

**Grid Reference**

371096 439978

**DATE VALID:**  
13/02/2026

**Officer:**  
Maya Cullen  
01200 425111

**3/2026/0138**

Discharge of Conditions  
**Development Address:**  
Mason House Farm Clitheroe Road  
Bashall Eaves BB7 3DD

**Development Description:**

Approval of details reserved by conditions 6 (SuDS strategy) and 7 (slurry management) on planning permission 3/2025/0885.

**Grid Reference**

369058 443824

**DATE VALID:**  
02/03/2026

**Officer:**  
Ben Taylor  
01200 425111

**3/2026/0144**

Applications for full consent  
**Development Address:**  
Read Cricket and Bowling Club  
Whalley Road Read BB12 7PN

**Development Description:**

Proposed ball stop net.

**Grid Reference**

376698 434483

**DATE VALID:**  
04/03/2026

**Officer:**  
Emily Pickup  
01200 425111

**3/2026/0146**

Applications for full consent  
**Development Address:**  
Annexe at 8 Longridge Road Hurst  
Green BB7 9QP

**Development Description:**

Proposed change of use of annex to separate dwelling house.

**Grid Reference**

368401 437872

**DATE VALID:**  
02/03/2026

**Officer:**  
Maya Cullen  
01200 425111

<b>3/2026/0148</b>	<p>Certificate of Lawfulness - proposed  <b>Development Address:</b>                      Green End Sawley Road Grindleton                      BB7 4RS</p>	<p><b>Development Description:</b>                      Certificate of Lawfulness for proposed changes to internal room layout on first floor.</p>	<table border="1"> <thead> <tr> <th colspan="2">Grid Reference</th> </tr> </thead> <tbody> <tr> <td>377292</td> <td>446714</td> </tr> </tbody> </table>	Grid Reference		377292	446714
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<p><b>DATE VALID:</b>                      25/02/2026</p>							
<p><b>Officer:</b></p>	<p>Ben Taylor                      01200 425111</p>						
<b>3/2026/0149</b>	<p>Screening Opinion  <b>Development Address:</b>                      Land at Hammond Ground Whalley                      Road Read BB12 7RP</p>	<p><b>Development Description:</b>                      EIA Screening Opinion for the proposed development of approx 80 dwellings with new access and internal roads, associated drainage and utility infrastructure and public open space.</p>	<table border="1"> <thead> <tr> <th colspan="2">Grid Reference</th> </tr> </thead> <tbody> <tr> <td>376948</td> <td>434530</td> </tr> </tbody> </table>	Grid Reference		376948	434530
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<p><b>DATE VALID:</b>                      25/02/2026</p>							
<p><b>Officer:</b></p>	<p>Lyndsey Hayes                      01200 425111</p>						
<b>3/2026/0151</b>	<p>Certificate of Lawfulness - Existing  <b>Development Address:</b>                      Withgill House Clitheroe Lane                      Withgill Great Mitton BB7 3LW</p>	<p><b>Development Description:</b>                      Certificate of Lawfulness for existing dwellinghouse.</p>	<table border="1"> <thead> <tr> <th colspan="2">Grid Reference</th> </tr> </thead> <tbody> <tr> <td>370689</td> <td>440921</td> </tr> </tbody> </table>	Grid Reference		370689	440921
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<p><b>Officer:</b></p>	<p>Maya Cullen                      01200 425111</p>						
<b>3/2026/0154</b>	<p>Applications for full consent  <b>Development Address:</b>                      Dockber Laithe Farm Sawley Old                      Brow Sawley BB7 4LF</p>	<p><b>Development Description:</b>                      Regularisation of construction of a steel portal framed building with associated chimney stack for use as a pet crematorium facility (sui generis).</p>	<table border="1"> <thead> <tr> <th colspan="2">Grid Reference</th> </tr> </thead> <tbody> <tr> <td>378675</td> <td>447151</td> </tr> </tbody> </table>	Grid Reference		378675	447151
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<p><b>Officer:</b></p>	<p>Ben Taylor                      01200 425111</p>						
<b>3/2026/0163</b>	<p>Discharge of Conditions  <b>Development Address:</b>                      45 - 47 Whalley Road Clitheroe BB7                      1EE</p>	<p><b>Development Description:</b>                      Approval of details reserved by condition 3 (window colour) on planning permission 3/2025/0565.</p>	<table border="1"> <thead> <tr> <th colspan="2">Grid Reference</th> </tr> </thead> <tbody> <tr> <td>374236</td> <td>441280</td> </tr> </tbody> </table>	Grid Reference		374236	441280
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<p><b>Officer:</b></p>	<p>Maya Cullen                      01200 425111</p>						
<b>3/2026/0166</b>	<p>Discharge of Conditions  <b>Development Address:</b>                      Duck House Farm Brow Top                      Grindleton Clitheroe BB7 4QR</p>	<p><b>Development Description:</b>                      Approval of details reserved by condition 4 (details of replacement windows) on planning permission 3/2025/0443.</p>	<table border="1"> <thead> <tr> <th colspan="2">Grid Reference</th> </tr> </thead> <tbody> <tr> <td>375790</td> <td>445421</td> </tr> </tbody> </table>	Grid Reference		375790	445421
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<p><b>Officer:</b></p>	<p>Emily Pickup                      01200 425111</p>						

**3/2026/0169**

Discharge of Conditions

**Development Description:**

**Grid Reference**

362578 437851

**DATE VALID:**  
05/03/2026

**Development Address:**  
Writtenstone Farm Writtenstone  
Lane Longridge PR3 2ZN

Approval of details reserved by condition 5 (Written  
Scheme of Investigation) on planning permission  
3/2025/0511.

**Officer:**

Maya Cullen  
01200 425111