

# Ribble Valley Borough Council

Council Offices  
Church Walk  
Clitheroe BB7 2RA



email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

tel: 01200 425111

[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, Certificate: Non-Material Amendments, Observations to Another Authority and Screening Opinions

## Planning Applications received week ending: 17 April 2026

Comments By: 8 May 2026

**3/2026/0058**

Applications for full consent  
**Development Address:**  
8 Bank Cottages Billington BB7 9NL

**Development Description:**

Regularisation of change of use of summer house to business use (sui generis) and installation of pedestrian access gate on Whalley Road.

**Grid Reference**

372700 435790

**DATE VALID:**  
14/04/2026

**Officer:**  
Emily Pickup  
01200 425111

**3/2026/0145**

Applications for full consent  
**Development Address:**  
Park View Barn Gisburn Road  
Bolton by Bowland BB7 4NP

**Development Description:**

Proposed two new conservation roof lights and air source heat pump.

**Grid Reference**

378814 449359

**DATE VALID:**  
13/04/2026

**Officer:**  
Emily Pickup  
01200 425111

**3/2026/0150**

Applications for full consent  
**Development Address:**  
Everything Retreat Pendle View and  
Pendle View Lodges Primrose Lane  
Mellor BB2 7EQ  
**Officer:**  
Lucy Walker  
01200 425111

**Development Description:**

Proposed demolition of an existing stable block; extension of the existing building to provide purpose-built back-of-house accommodation; treatments rooms and yoga studio; extension of existing office building; creation of outdoor swimming pool and associated landscaping.

**Grid Reference**

366324 431248

**DATE VALID:**  
15/04/2026

**3/2026/0175**

Discharge of Conditions  
**Development Address:**  
BAE Systems Samlesbury  
Aerodrome Myerscough Smithy  
Road Balderstone BB2 7LF  
**Officer:**  
Kathryn Hughes  
01200 425111

**Development Description:**

Approval of details reserved by condition 8 (Construction Surface Water Management Plan) on planning permission 3/2025/0489.

**Grid Reference**

362110 431426

**DATE VALID:**  
09/04/2026

**3/2026/0195**

Applications for full consent  
**Development Address:**  
Crane Wood Farm Whitewell Road  
Cow Ark Clitheroe BB7 3DG  
**Officer:**  
Maya Cullen  
01200 425111

**Development Description:**

Proposed replacement of existing agricultural building.

**Grid Reference**

366933 445170

**DATE VALID:**  
10/04/2026

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: 17 April 2026

Comments By: 8 May 2026

<b>3/2026/0197</b>	Applications for full consent <b>Development Address:</b> Holkers Farm Whins Lane Read BB12 7RB	<b>Development Description:</b> Proposed demolition of existing agricultural building and the erection of a new agricultural storage building.	<b>Grid Reference</b> 376607 435030
<b>DATE VALID:</b> 15/04/2026			
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2026/0217</b>	Reserved Matters (following outline) <b>Development Address:</b> Thornley Hall Up Bedlam Road Longridge PR3 2TN	<b>Development Description:</b> Reserved matters application relating to appearance, landscaping, layout and scale following outline planning permission 3/2025/0289.	<b>Grid Reference</b> 363424 441074
<b>DATE VALID:</b> 09/04/2026			
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2026/0229</b>	Applications for full consent <b>Development Address:</b> High Beech House 8a Crow Trees Brow Chatburn BB7 4AA	<b>Development Description:</b> Proposed single storey rear extension.	<b>Grid Reference</b> 376705 444023
<b>DATE VALID:</b> 07/04/2026			
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2026/0235</b>	Applications for full consent <b>Development Address:</b> 6 Hawthorn Road Barrow BB7 9EE	<b>Development Description:</b> Proposed single storey pitched roof side extension.	<b>Grid Reference</b> 373570 437844
<b>DATE VALID:</b> 07/04/2026			
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2026/0242</b>	Applications for full consent <b>Development Address:</b> 31 Castle View Clitheroe BB7 2DT	<b>Development Description:</b> Proposed single storey rear extension.	<b>Grid Reference</b> 374039 441827
<b>DATE VALID:</b> 01/04/2026			
<b>Officer:</b>	Anna Robinson 01200 425111		
<b>3/2026/0251</b>	Applications for full consent <b>Development Address:</b> Fields Farm Mearley Pendleton BB7 1PU	<b>Development Description:</b> Proposed conversion of barn in disrepair to dwelling. Construction of garage and stables.	<b>Grid Reference</b> 376720 441477
<b>DATE VALID:</b> 13/04/2026			
<b>Officer:</b>	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: 17 April 2026

Comments By: 8 May 2026

<b>3/2026/0253</b>	Certificate of Lawfulness - Proposed <b>Development Address:</b> 30 Rogersfield Langho Lancashire BB6 8HB	<b>Development Description:</b> Lawful development certificate for proposed single storey rear extension	<b>Grid Reference</b> 370009 433835
<b>DATE VALID:</b> 13/04/2026			
<b>Officer:</b>	Anna Robinson 01200 425111		
<b>3/2026/0258</b>	Applications for full consent <b>Development Address:</b> Land adjacent to Abbeycroft The Sands Whalley BB7 9TN	<b>Development Description:</b> Change of use of land to Wellbeing and Community Use (Use Class E(d) and installation of tipi structure from 1st May until 30th September each year with on-site parking and access from Ridding Lane.	<b>Grid Reference</b> 372933 436145
<b>DATE VALID:</b> 10/04/2026			
<b>Officer:</b>	Lucy Walker 01200 425111		
<b>3/2026/0259</b>	Applications for full consent <b>Development Address:</b> Wharf Farm Green Lane Chipping PR3 2QE	<b>Development Description:</b> Proposed demolition of existing bungalow and outbuilding and erection of two storey detached self-built dwelling. Installation of ground mounted solar panels and creation of new vehicular and pedestrian access points	<b>Grid Reference</b> 362405 443396
<b>DATE VALID:</b> 14/04/2026			
<b>Officer:</b>	Maya Cullen 01200 425111		
<b>3/2026/0262</b>	Applications for full consent <b>Development Address:</b> Bramley Croft Clitheroe Road Whalley BB7 9AQ	<b>Development Description:</b> Proposed timber framed car port.	<b>Grid Reference</b> 373489 437575
<b>DATE VALID:</b> 14/04/2026			
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2026/0266</b>	Certificate of Lawfulness - Proposed <b>Development Address:</b> Oakhill Simonstone Road Sabden BB7 9HA	<b>Development Description:</b> Certificate of Lawfulness for proposed erection of a glass-roofed, lean-to canopy attached to the rear wall of the house.	<b>Grid Reference</b> 378131 437033
<b>DATE VALID:</b> 02/04/2026			
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2026/0271</b>	Discharge of Conditions <b>Development Address:</b> Burnhouse Farm Back Lane Slaidburn BB7 3EE	<b>Development Description:</b> Approval of details reserved by conditions 11 (construction management plan), condition 14 (landscaping scheme), condition 16 (Bird/Bat boxes), condition 18 Environmental method statement, condition 19 (Biodiversity gain plan), condition 20 (Habitat management and monitoring plan) and condition 21 (surface water drainage strategy) on planning permission 3/2025/0861.	<b>Grid Reference</b> 368160 452765
<b>DATE VALID:</b> 31/03/2026			
<b>Officer:</b>	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: 17 April 2026

Comments By: 8 May 2026

**3/2026/0272**

Application for tree works  
**Development Address:**  
 8 Netherwood Gardens Brockhall  
 Village Old Langho BB6 8HR

**Development Description:**

Proposed removal of 6 lower branches of T1 (beech) and T2 (beech) trees.

**Grid Reference**

369878 436480

**DATE VALID:**  
 17/04/2026

**Officer:**

Alex Shutt  
 01200 425111

**3/2026/0275**

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

**Development Description:**

Approval of details reserved by conditions 3 (details of windows, doors, lintels, cills, walls and internal wall finishes) and 4 (methodology of works to demolish and rebuild rear wall) of listed building consent 3/2025/0089.

**Grid Reference**

366124 430211

**DATE VALID:**  
 10/04/2026

**Officer:**

Maya Cullen  
 01200 425111

**3/2026/0276**

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

**Development Description:**

Approval of details reserved by condition 3 (details of windows, doors, lintels, cills, walls and internal wall finishes) of planning permission 3/2025/0088.

**Grid Reference**

366124 430211

**DATE VALID:**  
 10/04/2026

**Officer:**

Maya Cullen  
 01200 425111

**3/2026/0277**

Application for tree works  
**Development Address:**  
 9 Stonewater Close Barrow  
 Clitheroe BB7 9ZU

**Development Description:**

T1 and T2 (Poplar) both -side reduction away from property. Selective pruning of overhanging branches.

**Grid Reference**

373669 437809

**DATE VALID:**  
 13/04/2026

**Officer:**

David Hewitt  
 01200 425111

**3/2026/0279**

Applications for full consent  
**Development Address:**  
 Inshriach Neddy Lane Billington BB7  
 9ND

**Development Description:**

Proposed entrance porch to front elevation.

**Grid Reference**

372477 435842

**DATE VALID:**  
 13/04/2026

**Officer:**

Anna Robinson  
 01200 425111

**3/2026/0282**

Application for tree works  
**Development Address:**  
 Clitheroe Cricket Club Chatburn  
 Road Clitheroe BB7 2AS

**Development Description:**

Fell T2 cherry tree.

**Grid Reference**

374780 442526

**DATE VALID:**  
 13/04/2026

**Officer:**

David Hewitt  
 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: 17 April 2026  
Comments By: 8 May 2026

**3/2026/0288**

Non-Material amendment

**Development Description:**

**Grid Reference**

377466 435248

**DATE VALID:**  
15/04/2026

**Development Address:**  
Carniola Whins Lane Simonstone  
Lancashire BB12 7QT

Non-material amendment to application 3/2026/0455  
involving proposed garage to be re-located away from  
adjoining boundaries.

**Officer:**

Emily Pickup  
01200 425111