



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 17 April 2026

3/2025/0747 **Aighton, Bailey & Chaigley**
Alter or Extend a Listed Building
Development Address:
Stonyhurst College Avenue Road
Hurst Green BB7 9PZ

Decision Date:
17/04/2026

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Listed Building Consent for installation of solar photovoltaic panels on existing roofs across the college. Panels to be located on the South Fronts roofs, and West Fronts roof.

Grid Reference
369010 439041

3/2025/0749 **Aighton, Bailey & Chaigley**
Applications for full consent
Development Address:
Stonyhurst College Avenue Road
Hurst Green BB7 9PZ

Decision Date:
17/04/2026

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Planning Permission for installation of solar photovoltaic panels on existing roofs across the college. Panels to be located on the South Fronts roofs, West Fronts roof, the Refectory, the Swimming Pool and St Mary's Sports Hall.

Grid Reference
369010 439041

3/2025/0961 **Aighton, Bailey & Chaigley**
Certificate of Lawfulness - Proposed
Development Address:
Hurst Green Memorial Hall Avenue
Road Hurst Green BB7 9QB

Decision Date:
17/04/2026

Officer: Lucy Walker
Decision Type: PERMISSION NOT REQUIRED

Development Description:
Certificate of Lawfulness for proposed solar panels on the east facing roof slope of the memorial hall. Installation of one electric vehicle charging station to create two EV charging bays.

Grid Reference
368452 438225

3/2025/1004 **Clitheroe**
Applications for full consent
Development Address:
Former Lloyds Bank 7 Church
Street Clitheroe BB7 2DD

Decision Date:
17/04/2026

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Proposed installation 2 no. air conditioning condenser units to the rear of the property.

Grid Reference
374402 441960

3/2026/0009 **Mellor**
Application for tree works
Development Address:
Throstles Croft Saccary Lane Mellor
BB1 9DW

Decision Date:
16/04/2026

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Prune tree branches on land south of Throstles Croft between the telecoms poles to create a clearance of 0.5m around the circumference of the cable.

Grid Reference
366271 432134

Planning Applications decided week ending: 17 April 2026

3/2026/0013 **Longridge**
Applications for full consent
Development Address: 2A Monks Drive Longridge PR3 3FR
Decision Date: 14/04/2026
Officer: Maya Cullen
Decision Type: REFUSED

Development Description: Proposed change of use from dwelling house (Class C3) to residential childrens home (Class C2) for up to 2 children aged 4-18.

Grid Reference: 360041 436612

3/2026/0051 **Wilpshire**
Applications for full consent
Development Address: 3 Lyndale Close Wilpshire BB1 9LX
Decision Date: 13/04/2026
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Development Description: Proposed part demolition of existing conservatory to provide a single-storey rear extension.

Grid Reference: 369250 433159

3/2026/0071 **West Bradford**
Applications for full consent
Development Address: Markhor Eaves Hall Lane West Bradford BB7 3JG
Decision Date: 13/04/2026
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description: Proposed erection of new dormer bungalow to replace existing.

Grid Reference: 373856 444865

3/2026/0081 **Bashall Eaves and Mitton**
Certificate of Lawfulness - Existing
Development Address: The Outbarn Clough Bottom Rabbit Lane Talbot Bridge Bashall Eaves BB7 3NA
Decision Date: 17/04/2026
Officer: Anna Robinson
Decision Type: REFUSED

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

3/2026/0086 **Clitheroe**
Alter or Extend a Listed Building
Development Address: Swan and Royal Hotel Castle Street Clitheroe BB7 2BX
Decision Date: 17/04/2026
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

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

3/2026/0091 **Bowland Forest (Higher)**
Variation of Condition
Development Address: Unit 1 Root Farm Workshops Root Farm Newton Road Newton BB7 3AW
Decision Date: 17/04/2026
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description: Variation of condition 7 (Opening hours) to 6am - 6pm on weekdays, 8am - 5pm on Saturdays and 10am to 4pm on Sundays on permission 3/2023/0817 for demolition and conversion of farm buildings to employment space (Use Class E) including demolition of agricultural building and new build workshop.

Grid Reference: 366014 449950

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3/2026/0142 **Clayton-le-Dale**
 Discharge of Conditions
Development Description: **Grid Reference**
 366161 433114
Decision Date: **Development Address:**
 13/04/2026 Myre Fold House Longsight Road
 Clayton-Le-Dale BB2 7JA
Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

3/2026/0151 **Bashall Eaves and Mitton**
 Certificate of Lawfulness - Existing
Development Description: **Grid Reference**
 370689 440921
Decision Date: **Development Address:**
 17/04/2026 Withgill House Clitheroe Lane
 Withgill Great Mitton BB7 3LW
Officer: Maya Cullen
Decision Type: REFUSED

3/2026/0159 **Aighton, Bailey & Chaigley**
 Application in principle
Development Description: **Grid Reference**
 367808 437946
Decision Date: **Development Address:**
 13/04/2026 Land off Shire Lane (adj Shire Lane
 House) Hurst Green BB7 9QR
Officer: Maya Cullen
Decision Type: REFUSED

3/2026/0192 **Clitheroe**
 Applications for full consent
Development Description: **Grid Reference**
 374840 441788
Decision Date: **Development Address:**
 15/04/2026 9 Mearley Syke Clitheroe Lancashire
 BB7 1JG
Officer: Anna Robinson
Decision Type: APPROVED WITH CONDITIONS

3/2026/0199 **Slaidburn & Easington**
 Non-Material amendment
Development Description: **Grid Reference**
 371408 454420
Decision Date: **Development Address:**
 17/04/2026 Phynis Farm Catlow Road Slaidburn
 BB7 3AQ
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS
 Non-material amendment to planning permission 3/2023/0056 to amend the wording of conditions 13 (protected species licence), 14 (details of bat and bird boxes) and 21 (archaeological building record) to allow for the works to create visibility splays and passing places to be carried out on the site access before the conditions are discharged.

3/2026/0233 **Billington and Langho**
 Application for tree works
Development Description: **Grid Reference**
 370238 436245

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Decision Date: 17/04/2026
Development Address: Blackburn Rovers Senior Training Centre Gleneagles Drive Brockhall Village Old Langho BB6 8FA
Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS

T1 (Ash) Fell; T2 (Goat Willow) Pollard at 5-8m; Willow (Pollard) at 5-8m; T4 (Common Lime) Fell; T5, T7, T10, T11 (Ash) Crown removal, monolith at 6m; T6 (Horse Chestnut) Reduce branches away from fence line, 2.5m clearance; T8, T9 (Alder) Fell; T12 (Horse Chestnut) Crown clean, remove deadwood; T13 (Horse Chestnut) Crown removal, monolith at 5-8m; T20 (Black poplar) Crown reduction by 3.4m; T21 (Common Lime) Crown thinning by 10-15%, G1 (mixed woodland) 7 marked trees to be felled; G2 (mixed woodland) 22 marked trees to be felled; G4 (mixed woodland) 5 marked trees to be felled.

3/2026/0248
Decision Date: 13/04/2026
Officer: Anna Robinson
Decision Type: APPROVED WITH CONDITIONS

Mellor
Non-Material amendment
Development Address: Half Acre Further Lane Mellor BB2 7PZ

Development Description: Non-material amendment to planning permission 3/2025/0021 involving a change in design to the storm porch at the front entrance, to be supported by a dwarf wall underneath the approved oak posts.

Grid Reference
363181 429329

3/2026/0261
Decision Date: 16/04/2026
Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

Clitheroe
Application for tree works
Development Address: Thistle Manor Edisford Road Clitheroe BB7 3LA

Development Description: Proposed removal of T1 (Common Walnut) due to projected construction impacts on its roots and resultant potential effects on its overall structural stability.

Grid Reference
372722 441449