



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

Planning Applications decided week ending: 24 April 2026

<b>3/2025/0067</b>	<b>Whalley</b>		<b>Grid Reference</b>
	Applications for full consent	<b>Development Description:</b>	373209 437322
<b>Decision Date:</b> 24/04/2026	<b>Development Address:</b> Shaw House Farm Clitheroe Road Whalley BB7 9AD	Change of use of land from an equestrian field (sui generis) to a dog exercise area (sui generis) including retrospective consent for an existing mesh fencing boundary treatment.	
<b>Officer:</b>	Lucy Walker		
<b>Decision Type:</b>	APPROVED WITH CONDITIONS		

<b>3/2025/0612</b>	<b>Longridge</b>		<b>Grid Reference</b>
	Applications for full consent	<b>Development Description:</b>	360592 437207
<b>Decision Date:</b> 21/04/2026	<b>Development Address:</b> The Palace Market Place Longridge PR3 3RR	Proposed change of use from vacant cinema (sui generis) to children's role play centre (use class E(d)) with ancillary cafe (use class E (b)). External alterations to the building to include alterations to fenestration, insertion of new first floor window, installation of kitchen extractor and construction of cycle store.	
<b>Officer:</b>	Maya Cullen		
<b>Decision Type:</b>	APPROVED WITH CONDITIONS		

<b>3/2025/0703</b>	<b>Longridge</b>		<b>Grid Reference</b>
	Discharge of Conditions	<b>Development Description:</b>	360665 437214
<b>Decision Date:</b> 21/04/2026	<b>Development Address:</b> Land Behind The Dog Inn Market Place Longridge PR3 3RR	Approval of details reserved by conditions 5 (Construction Management Plan/Construction Method Statement) 10 (EMV Charge point details) 12 (Street management/maintenance proposal ) 13 (Landscaping plan ) 14 (fence/walls details/plans ) 16 (landscaping/development plan ) 18 ( Exposed Gable Wall plan) and 22 (Bird/Bat Boxes Development Plan ) on planning permission 3/2021/0275.	
<b>Officer:</b>	Maya Cullen		
<b>Decision Type:</b>	APPROVED WITH CONDITIONS		

<b>3/2025/0729</b>	<b>Osbaldeston</b>		<b>Grid Reference</b>
	Applications for full consent	<b>Development Description:</b>	364839 432109
<b>Decision Date:</b> 24/04/2026	<b>Development Address:</b> Oak Lea Osbaldeston Lane Osbaldeston BB2 7LT	Proposed two-storey replacement dwelling.	
<b>Officer:</b>	Lucy Walker		
<b>Decision Type:</b>	APPROVED WITH CONDITIONS		

**3/2025/0830**      **Grindleton**  
 Applications for full consent  
**Development Description:**      **Grid Reference**  
 375307    445477  
**Development Address:**      Erection of one steel portal frame agricultural building for  
 the housing of livestock and storage of manure and  
 extension of existing hardstanding area in a pre-existing  
 farmyard.  
**Decision Date:**      Greenbanks Farm Green Lane  
 Grindleton Road Grindleton BB7  
 4QJ  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2025/0930**      **Longridge**  
 Applications for full consent  
**Development Description:**      **Grid Reference**  
 360137    435333  
**Development Address:**      Proposed erection of 2 no. self-build agricultural workers  
 dwellings with access and parking.  
**Decision Date:**      Bolton Fold Farm Alston Lane  
 Longridge PR3 3BN  
**Officer:**      Maya Cullen  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2025/0986**      **Read**  
 Applications for full consent  
**Development Description:**      **Grid Reference**  
 376854    435018  
**Development Address:**      Partial demolition of existing garage workshop and new  
 build works to form 2 bed holiday accommodation and  
 mezzanine floor.  
**Decision Date:**      Land opposite Turner Fold Read  
 BB12 7QZ  
**Officer:**      Emily Pickup  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2026/0045**      **Mellor**  
 Applications for full consent  
**Development Description:**      **Grid Reference**  
 364744    431015  
**Development Address:**      Proposed alterations to front boundary retaining wall  
 including repointing, increase in height, new copings, steel  
 railings along the top of wall and removal of existing hedge.  
**Decision Date:**      70 Mellor Brow Mellor BB2 7EX  
 21/04/2026  
**Officer:**      Lucy Walker  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2026/0047**      **Ribchester**  
 Certificate of Lawfulness - Proposed  
**Development Description:**      **Grid Reference**  
 363773    436337  
**Development Address:**      Certificate of Lawfulness for proposed new detached  
 garage with gym and office to the rear of the existing  
 bungalow.  
**Decision Date:**      Pinfold Farm Preston Road  
 Ribchester PR3 3YD  
 24/04/2026  
**Officer:**      Anna Robinson  
**Decision Type:**      REFUSED

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**3/2026/0112**      **Thornley-with-Wheatley**  
 Applications for full consent  
**Development Description:**      **Grid Reference**  
 361936    439834  
**Development Address:**      Proposed construction of phase 1 of a poultry house to  
 accommodate 16000 free-range chickens for egg  
 production.  
**Decision Date:**      Wheatley Farm Four Acre Lane  
 Longridge PR3 2TD  
 21/04/2026  
**Officer:**      Lucy Walker  
**Decision Type:**      REFUSED

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**3/2026/0113**      **Thornley-with-Wheatley**  
Applications for full consent  
**Development Address:** Wheatley Farm Four Acre Lane Longridge PR3 2TD  
**Development Description:** Proposed construction of phase 2 of a poultry house to accommodate 16000 free-range chickens for egg production.  
**Grid Reference:** 361936 439834  
**Decision Date:** 21/04/2026  
**Officer:** Lucy Walker  
**Decision Type:** REFUSED

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**3/2026/0131**      **Certificate of Lawfulness - Proposed**  
**Development Address:** 20 Whitethorn Grove Clitheroe BB7 2SQ  
**Development Description:** Certificate of Lawfulness for proposed single-storey rear extension.  
**Grid Reference:** 374414 442507  
**Decision Date:** 22/04/2026  
**Officer:** Emily Pickup  
**Decision Type:** PERMISSION NOT REQUIRED

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**3/2026/0143**      **Rimington and Middop**  
Applications for full consent  
**Development Address:** Bridge End Cottage Rimington Lane Rimington BB7 4EA  
**Development Description:** Proposed single storey detached garage.  
**Grid Reference:** 381084 446274  
**Decision Date:** 23/04/2026  
**Officer:** Emily Pickup  
**Decision Type:** APPROVED WITH CONDITIONS

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**3/2026/0146**      **Aighton, Bailey & Chaigley**  
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  
**Decision Date:** 21/04/2026  
**Officer:** Maya Cullen  
**Decision Type:** REFUSED

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**3/2026/0156**      **Chipping**  
Applications for full consent  
**Development Address:** Highfield Garstang Road Chipping PR3 2QH  
**Development Description:** Proposed detached garage.  
**Grid Reference:** 361921 443107  
**Decision Date:** 20/04/2026  
**Officer:** Anna Robinson  
**Decision Type:** APPROVED WITH CONDITIONS

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**3/2026/0162**      **Longridge**  
Removal of Condition  
**Development Address:** 5 Darwen Close Longridge PR3 3TP  
**Development Description:** Removal of condition 4 (Window) on planning permission 3/2025/0369 for a proposed dormer extension to front and rear.  
**Grid Reference:** 360819 437176  
**Decision Date:** 24/04/2026  
**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

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Planning Applications decided week ending: 24 April 2026

**3/2026/0169**      **Longridge**  
 Discharge of Conditions  
**Development Address:**      **Development Description:**      **Grid Reference**  
 Writenstone Farm Writenstone      Approval of details reserved by condition 5 (Written      362578    437851  
 Lane Longridge PR3 2ZN      Scheme of Investigation) on Listed Building Consent  
**Decision Date:**      3/2025/0511.  
 24/04/2026  
**Officer:**      Maya Cullen  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2026/0171**      **West Bradford**  
 Applications for full consent  
**Development Address:**      **Development Description:**      **Grid Reference**  
 7 Hillside Drive West Bradford      Part-retrospective application for garden gym, proposed      374536    444647  
 Lancashire BB7 4TG      works to clad the gym in timber to match the adjacent shed.  
**Decision Date:**      24/04/2026  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2026/0190**      **Wiswell**  
 Application in principle  
**Development Address:**      **Development Description:**      **Grid Reference**  
 Land to the South of Park Farm      Permission in principle application for 1 self-build dwelling.      374476    438773  
 Whalley Clitheroe Bypass Wiswell  
 BB7 9LB  
**Decision Date:**      23/04/2026  
**Officer:**      Lucy Walker  
**Decision Type:**      REFUSED

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**3/2026/0228**      **Slaidburn & Easington**  
 Certificate of Lawfulness - Existing  
**Development Address:**      **Development Description:**      **Grid Reference**  
 Phynis Farm Catlow Road Slaidburn      Certificate of lawfulness for confirmation that the use of the      371408    454420  
 BB7 3AQ      site for 4 dwellings approved by planning permission  
 3/2023/0056 has been lawfully implemented.  
**Decision Date:**      24/04/2026  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED NO CONDITIONS

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**3/2026/0268**      **Whalley**  
 Discharge of Conditions  
**Development Address:**      **Development Description:**      **Grid Reference**  
 Unit 22-51 Mitton Road Business      Approval of details reserved by conditions 29 (Surface      372722    437376  
 Park Mitton Road Whalley BB7 9YE      Water Drainage) and 30 (Surface Water Maintenance) on  
 planning permission 3/2017/0714.  
**Decision Date:**      23/04/2026  
**Officer:**      Lyndsey Hayes  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2026/0282**      **Clitheroe**  
 Application for tree works  
**Development Address:**      **Development Description:**      **Grid Reference**  
 Clitheroe Cricket Club Chatburn      Fell T2 cherry tree.      374780    442526  
 Road Clitheroe BB7 2AS  
**Decision Date:**      24/04/2026  
**Officer:**      David Hewitt  
**Decision Type:**      APPROVED WITH CONDITIONS

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