

# Ribble Valley Borough Council

Council Offices  
Church Walk  
Clitheroe BB7 2RA



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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: 15 May 2026**

**Comments By: 5 June 2026**

**3/2026/0205**

Variation of Condition

**Development Description:**

**Grid Reference**

372216 443262

**DATE VALID:**

11/05/2026

**Development Address:**

Barn at Twitter Bridge Farm Twitter Lane Waddington BB7 3LG

Variation of condition 2 (approved plans) on permission 3/2022/0791 to amend previously approved barn conversion to add alterations to fenestration and rooflights.

**Officer:**

Ben Taylor  
01200 425111

**3/2026/0223**

Applications for full consent

**Development Description:**

**Grid Reference**

372563 436859

**DATE VALID:**

12/05/2026

**Development Address:**

79 Mitton Road Whalley BB7 9JN

Proposed single storey rear extension.

**Officer:**

Emily Pickup  
01200 425111

**3/2026/0240**

Applications for full consent

**Development Description:**

**Grid Reference**

372212 437131

**DATE VALID:**

05/05/2026

**Development Address:**

South Lodge Mitton Road Whalley BB7 9JN

Proposed extension of the residential curtilage, demolitions to allow the construction of a two-storey side extension and single-storey rear extension including an attached garage with associated alterations.

**Officer:**

Emily Pickup  
01200 425111

**3/2026/0254**

Applications for full consent

**Development Description:**

**Grid Reference**

374820 441757

**DATE VALID:**

06/05/2026

**Development Address:**

19 Mearley Syke Clitheroe BB7 1JG

Proposed two storey side and rear extension.

**Officer:**

Emily Pickup  
01200 425111

**3/2026/0290**

Discharge of Conditions

**Development Description:**

**Grid Reference**

360184 437578

**DATE VALID:**

12/05/2026

**Development Address:**

91 Berry Lane Longridge PR3 3WH

Approval of details reserved by condition 5 (Sound Insulation) on planning permission 3/2026/0082.

**Officer:**

Maya Cullen  
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 .

**3/2026/0308**

**DATE VALID:**  
23/04/2026

**Officer:**

Applications for full consent  
**Development Address:**  
Harrisons Engineering and Welding  
Supplies Kendal Street Clitheroe  
BB7 1PA  
Emily Pickup  
01200 425111

**Development Description:**

Proposed change of use from Class E to Class B8 (storage and distribution).

**Grid Reference**

374731 442226

**3/2026/0316**

**DATE VALID:**  
24/04/2026

**Officer:**

Applications for full consent  
**Development Address:**  
Land to the north of Primrose Nature  
Reserve, Clitheroe

**Development Description:**

Proposed extension of existing footpath through the northern edge of the nature reserve.

**Grid Reference**

373753 440773

**3/2026/0332**

**DATE VALID:**  
12/05/2026

**Officer:**

Certificate of Lawfulness - Proposed  
**Development Address:**  
8 Lawson Place Barrow BB7 9GA

**Development Description:**

Certificate of Lawfulness for a proposed single-storey extension to rear.

**Grid Reference**

373259 437868

**3/2026/0336**

**DATE VALID:**  
14/05/2026

**Officer:**

Applications for full consent  
**Development Address:**  
22 Clitheroe Road Whalley BB7 9AB

**Development Description:**

Proposed two-storey side extension and entrance canopy (resubmission of 3/2025/0753)

**Grid Reference**

373449 436549

**3/2026/0344**

**DATE VALID:**  
01/05/2026

**Officer:**

Non-Material amendment  
**Development Address:**  
Crow Trees Farm Crow Trees Brow  
Chatburn BB7 4AA

**Development Description:**

Non-material amendment to planning permission 3/2022/0966 involving minor relocation of bin store, cycle hoops and associated fenceline and replacement grassed area to south of units 30-33.

**Grid Reference**

376774 444018

**3/2026/0346**

**DATE VALID:**  
04/05/2026

**Officer:**

Applications for full consent  
**Development Address:**  
Ground floor Unit 6 Abbey Works  
King Street Whalley BB7 9SP

**Development Description:**

Regularisation of change of use of ground floor to indoor sport and recreation (Class E (d)).

**Grid Reference**

373267 436087

**3/2026/0357**

**DATE VALID:**  
14/05/2026

**Officer:**

Prior notification of proposed larger h  
**Development Address:**  
23 Jubilee Street Read BB12 7PR

Emily Pickup  
01200 425111

**Development Description:**

Prior notification for proposed single storey rear extension (4m in length, 3m in height) under Part 1 Class A of the GPDO.

**Grid Reference**

376619 434562

**3/2026/0360**

**DATE VALID:**  
08/05/2026

**Officer:**

Alter or Extend a Listed Building  
**Development Address:**  
Lower Dutton Cottage Gallows Lane  
Ribchester PR3 3XX

Maya Cullen  
01200 425111

**Development Description:**

Listed Building Consent for proposed repairs to chimney.

**Grid Reference**

366084 436109

**3/2026/0361**

**DATE VALID:**  
08/05/2026

**Officer:**

Non-Material amendment  
**Development Address:**  
Laneside House Sawley Old Brow  
Sawley BB7 4LF

Ben Taylor  
01200 425111

**Development Description:**

Non-material amendment to planning permission 3/2025/0735 involving changes to the proposed summer house/changing room. Substitution of horizontal composite cladding with rubber roof for approved vertical timber cladding with felt roof.

**Grid Reference**

377787 446711

**3/2026/0363**

**DATE VALID:**  
08/05/2026

**Officer:**

Discharge of Conditions  
**Development Address:**  
Land off Back Lane Chipping PR3  
2QA

Maya Cullen  
01200 425111

**Development Description:**

Approval of details reserved by conditions 4 (SW drainage scheme), 5 (Biodiversity Gain Plan) and 6 (landscape/habitat management and monitoring plan) of planning permission 3/2026/0128.

**Grid Reference**

361966 441498

**3/2026/0364**

**DATE VALID:**  
11/05/2026

**Officer:**

Discharge of Conditions  
**Development Address:**  
Markhor Eaves Hall Lane West  
Bradford BB7 3JG

Ben Taylor  
01200 425111

**Development Description:**

Approval of details reserved by conditions 16 (protected species mitigation licence), 20 (construction method statement) and 25 (SW drainage strategy) from planning permission 3/2026/0071.

**Grid Reference**

373856 444865

**3/2026/0365**

**DATE VALID:**  
11/05/2026

**Officer:**

Agricultural determination  
**Development Address:**  
Ease Barn Farm Gallows Lane  
Ribchester PR3 3XX

Maya Cullen  
01200 425111

**Development Description:**

Prior notification for a proposed agricultural building for machinery and haylage under Part 6 Class A of the GDPO.

**Grid Reference**

366052 435825

**3/2026/0366**

**DATE VALID:**  
08/05/2026

**Officer:**

Discharge of Conditions  
**Development Address:**  
Hazelmere Longridge Road Hurst  
Green BB7 9QP

Maya Cullen  
01200 425111

**Development Description:**

Approval of details reserved by conditions 5  
(Landscape/Habitat Management and Monitoring Plan) and  
13 (External Lighting) on planning permission 3/2025/0720.

**Grid Reference**

367308 437908

**3/2026/0368**

**DATE VALID:**  
11/05/2026

**Officer:**

Application for tree works  
**Development Address:**  
9 Masefield Close Brockhall Village  
Langho BB6 8HS

Alex Shutt  
01200 425111

**Development Description:**

Crown, thin and clean with some reduction in height on 1no.  
Lime tree.

**Grid Reference**

374170 441987

**3/2026/0369**

**DATE VALID:**  
11/05/2026

**Officer:**

Applications for full consent  
**Development Address:**  
15 Clitheroe Road Sabden BB7 9HD

Emily Pickup  
01200 425111

**Development Description:**

Proposed single-storey side and rear extension, alteration  
to garage roof, associated internal alterations and external  
works to include excavation and construction of a retaining  
boundary wall.

**Grid Reference**

377883 437600

**3/2026/0372**

**DATE VALID:**  
11/05/2026

**Officer:**

Certificate of Lawfulness - Proposed  
**Development Address:**  
The Stables, Whitewell Road, Cow  
Ark, Clitheroe, BB7 3DG.

Lynne Symons  
01200 425111

**Development Description:**

Certificate of lawfulness for proposed solar panels and air  
source heat pump.

**Grid Reference**

366773 443835

**3/2026/0373**

**DATE VALID:**  
12/05/2026

**Officer:**

Applications for full consent  
**Development Address:**  
27 Calder Avenue Billington BB7  
9NQ

Lucy Walker  
01200 425111

**Development Description:**

Conversion of existing dwelling into two separate dwellings.

**Grid Reference**

372422 435590

**3/2026/0374**

**DATE VALID:**  
12/05/2026

**Officer:**

Non-Material amendment  
**Development Address:**  
Crow Trees Farm Crow Trees Brow  
Chatburn BB7 4AA

Ben Taylor  
01200 425111

**Development Description:**

Non-material amendment to planning permission  
3/2022/0966 involving amendments to external materials  
and windows to rear elevations of dairy building conversion  
and garden room, amendment to external materials and  
door position to ancillary building conversion, minor  
re-positioning and external materials amendments to  
garage to rear of dairy building conversion.

**Grid Reference**

376774 444018