



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 15 May 2026

<b>3/2025/0615</b>	<b>Horton</b>	<b>Grid Reference</b>
	Applications for full consent	387224 450299
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
15/05/2026	Rowan Bank Skipton Road Gisburn BD23 3JT	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 three additional caravan pitches within existing site and extension of existing site to accommodate six additional caravan pitches.
<b>Officer:</b>	Ben Taylor	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

<b>3/2025/0724</b>	<b>Rimington and Middop</b>	<b>Grid Reference</b>
	Applications for full consent	380204 445543
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
15/05/2026	Hawthorn Bungalow Rimington Lane Rimington BB7 4DP	Erection of three-storey dwellinghouse with attached two-storey coach house adapted from existing structure. Planning permission previously granted (3/2024/0248) for similar sized house, existing house already demolished, and foundations for the accepted proposal have already been built.
<b>Officer:</b>	Ben Taylor	
<b>Decision Type:</b>	APPROVED WITH CONDITIONS	

<b>3/2025/0823</b>	<b>Ramsgreave</b>	<b>Grid Reference</b>
	Applications for full consent	367061 431230
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
13/05/2026	Longworth House Higher Ramsgreave Road Ramsgreave BB1 9DJ	Proposed conversion of vacant care home (Use Class C2) 622 sq.m. into two semi-detached residential 5 bed dwellinghouses; Use of two storey annex as incidental accommodation; erection of two storey rear extension to one dwelling and erection of single storey side and rear extension to one dwelling together with dormers to front and rear elevation, first floor balconies to rear elevation, portico to front elevation, changes in fenestration and introduction of additional doors and windows to both properties and associated parking and landscaping
<b>Officer:</b>	Kathryn Hughes	
<b>Decision Type:</b>	REFUSED	

<b>3/2025/0954</b>	<b>Grindleton</b>	<b>Grid Reference</b>
	Applications for full consent	376019 445572
<b>Decision Date:</b>	<b>Development Address:</b>	<b>Development Description:</b>
14/05/2026	4 Valley View Sawley Road Grindleton BB7 4RP	Proposed demolition of garage, storage building and porch and erection of new single-storey extension to side and rear.
<b>Officer:</b>	Emily Pickup	
<b>Decision Type:</b>	REFUSED	

Planning Applications decided week ending: 15 May 2026

**3/2025/1003**      **Salesbury**  
 Applications for full consent  
**Development Address:**  
 Goose Hillock Cottage Park Gate  
 Row Copster Green BB1 9ET

**Decision Date:**  
 15/05/2026

**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed first floor infill side extension built up off the existing single storey structure. Alterations to the existing single storey porch lean-to roof and first floor roof to adapt the roof forms to pitched roofs. Removal of the existing roof covering and re-roofing with natural slate. Additional associated alterations to include alterations to external windows and doors.

**Grid Reference**  
 367534    434147

**3/2026/0167**      **Clitheroe**  
 Applications for full consent  
**Development Address:**  
 The Compleat Food Group Lincoln  
 Way Clitheroe BB7 1QL

**Decision Date:**  
 15/05/2026

**Officer:** Ben Taylor  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed access and existing parking layout alterations; erection of 3m high palisade fencing to pallet storage area; erection of gates, barriers and turnstiles; proposed pedestrian crossing across Lincoln Way.

**Grid Reference**  
 375526    442563

**3/2026/0170**      **Wilpshire**  
 Variation of Condition  
**Development Address:**  
 16 Sutherland Close Wilpshire BB1  
 9LT

**Decision Date:**  
 13/05/2026

**Officer:** Anna Robinson  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Variation of condition 2 (approved plans) of planning permission 3/2024/0606 to allow an increase in the height of the roof.

**Grid Reference**  
 369176    433016

**3/2026/0177**      **Thornley-with-Wheatley**  
 Applications for full consent  
**Development Address:**  
 Moss Gate Barn Moss Side Lane  
 Thornley PR3 2ND

**Decision Date:**  
 12/05/2026

**Officer:** Anna Robinson  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed conversion of existing garage to form a garden room.

**Grid Reference**  
 360412    439413

**3/2026/0200**      **Bolton-by-Bowland, Gisburn Forest and Sawley**  
 Applications for full consent  
**Development Address:**  
 Brockthorn Laithe Wigglesworth  
 Road Slaidburn BD23 4SX

**Decision Date:**  
 14/05/2026

**Officer:** Emily Pickup  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Proposed garage storage building.

**Grid Reference**  
 375760    455076

**3/2026/0209**      **Slaidburn & Easington**  
 Variation of Condition

**Development Description:**

**Grid Reference**  
 374364    452565

**Planning Applications decided week ending: 15 May 2026**

**Decision Date:** 13/05/2026  
**Development Address:** Higher Edge Farm Tinklers Lane Slaidburn BB7 4TP  
**Officer:** Ben Taylor  
**Decision Type:** APPROVED WITH CONDITIONS

Variation of condition 2 (approved drawings) and 8 (land levels) to make internal and external amendments on permission 3/2025/0022 for the proposed demolition of front porch and replacement with new porch. Raising of roof. Construction of two-storey extension to side and single-storey extension to rear. Addition of new windows and insertion of rooflights. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply to the property. Creation of garden area to rear and paved area to front.

**3/2026/0211**  
**Development Address:** Clayton-le-Dale  
 Discharge of Conditions  
**Decision Date:** 13/05/2026  
**Development Address:** Land adj to 110 Ribchester Road Clayton le Dale BB1 9HQ  
**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Approval of details reserved by condition 6 (construction management plan) of planning permission 3/2025/0081.

Grid Reference	
367729	433017

**3/2026/0212**  
**Development Address:** Clayton-le-Dale  
 Discharge of Conditions  
**Decision Date:** 13/05/2026  
**Development Address:** Land adj to 110 Ribchester Road Clayton le Dale BB1 9HQ  
**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Approval of details reserved by conditions 5 (land contamination), 6 (bat and bird boxes), 8 (foul and surface water drainage) and 9 (archaeological works) of planning permission 3/2023/0321.

Grid Reference	
367729	433017

**3/2026/0213**  
**Development Address:** Billington and Langho  
 Discharge of Conditions  
**Decision Date:** 15/05/2026  
**Development Address:** Land Adjacent to Ferns Northcote Road Langho BB6 8BG  
**Officer:** Anna Robinson  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Approval of details reserved by condition 15 (Estate Roads) on planning permission 3/2025/0415.

Grid Reference	
370717	434576

**3/2026/0216**  
**Development Address:** Billington and Langho  
 Agricultural determination  
**Decision Date:** 12/05/2026  
**Development Address:** Carr Hall Whalley Road Wilpshire BB1 9LJ  
**Officer:** Lucy Walker  
**Decision Type:** PERMISSION REQUIRED

**Development Description:** Prior notification for proposed agricultural storage building 30.2m long, 13m wide, 6.45m high to ridge and 5.3m high to eaves under Part 6 Class A of the GDPO.

Grid Reference	
370084	433345

**3/2026/0226**  
**Development Address:** Whalley  
 Discharge of Conditions  
**Decision Date:** 15/05/2026  
**Development Address:** 14 Church Lane Whalley BB7 9SY  
**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Approval of details reserved by conditions 3 (Roofing Materials) and 5 (Methodology) on Listed Building Consent 3/2024/0282.

Grid Reference	
373224	436223

Planning Applications decided week ending: 15 May 2026

**3/2026/0271**      **Newton**  
 Discharge of Conditions  
**Development Address:**  
 Burnhouse Farm Back Lane  
 Slaidburn BB7 3EE

**Decision Date:**  
 13/05/2026

**Officer:** Ben Taylor  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 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.

**Grid Reference**  
 368160    452765

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**3/2026/0288**      **Simonstone**  
 Non-Material amendment  
**Development Address:**  
 Carniola Whins Lane Simonstone  
 Lancashire BB12 7QT

**Decision Date:**  
 15/05/2026

**Officer:** Emily Pickup  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Non-material amendment to application 3/2025/0455 involving proposed garage to be re-located away from adjoining boundaries.

**Grid Reference**  
 377466    435248

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**3/2026/0297**      **Clitheroe**  
 Application for tree works  
**Development Address:**  
 St Pauls Church Edisford Road  
 Clitheroe BB7 2LS

**Decision Date:**  
 15/05/2026

**Officer:** Alex Shutt  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 Fell 3 pine trees and 1 Larch. Replant with 2 standard trees.

**Grid Reference**  
 373211    441555

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**3/2026/0330**      **Wilpshire**  
 Application for tree works  
**Development Address:**  
 16 The Grange Wilpshire Blackburn  
 Lancashire

**Decision Date:**  
 13/05/2026

**Officer:** David Hewitt  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 T1 (Beech) - Crown lift and thin to maintain natural form and allow light onto property.

**Grid Reference**  
 368802    432262

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**3/2026/0334**      **Clitheroe**  
 Application for tree works in a conser  
**Development Address:**  
 Clitheroe Castle Grounds Clitheroe  
 BB7 1BG

**Decision Date:**  
 15/05/2026

**Officer:** Alex Shutt  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
 T1 (Oak) - Crown raise to 4m to enable the bandstand resurfacing works. T2 (Contorted Hazel) - Fell to enable resurfacing works.

**Grid Reference**  
 374244    441693

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**3/2026/0343**      **Balderstone**  
 Observations to Another Local Auth  
**Development Address:**  
 Samlesbury Enterprise Zone Mellor  
 Brook BB2 7FT

**Decision Date:**  
 13/05/2026

**Officer:** Lyndsey Hayes  
**Decision Type:** NO OBJECTIONS

**Development Description:**  
 Consultation on South Ribble application 07/2026/00320/LDO. Prior notification of development for erection of two and three-storey innovation hub (Use classes Eg(i), (ii) and (iii)) with associated infrastructure, landscaping and access.

**Grid Reference**  
 362560    431637

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Planning Applications decided week ending: 15 May 2026

**3/2026/0348**

**Clitheroe**

**Grid Reference**

Application for tree works

**Development Description:**

375788 442645

**Decision Date:**

13/05/2026

**Development Address:**

Land adjacent to Pimlico Link Road  
Clitheroe BB7 4PY

Fell T1 Poplar on land adjacent to the bridge by PROW FP5  
off Pimlico Link Road.

**Officer:**

David Hewitt

**Decision Type:**

APPROVED WITH CONDITIONS

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