

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: 12 June 2026

Comments By: 3 July 2026

3/2025/0999

Applications for full consent
Development Address:
69 King Street Whalley BB7 9SW

DATE VALID:
05/06/2026

Officer:
Lucy Walker
01200 425111

Development Description:

Proposed part change of use from retail shop to bakery with staff accommodation at first floor (sui generis). Demolition of existing single-storey rear extension and construction of new extension to rear. Installation of retractable frontage canopy, ramp/steps and handrail. Installation of replacement windows, service yard security gates and ancillary external seating.

Grid Reference

373309 436239

3/2026/0191

Applications for full consent
Development Address:
9 Glendale Drive Mellor BB3 7HB

DATE VALID:
15/05/2026

Officer:
Lucy Walker
01200 425111

Development Description:

Proposed removal of conservatory at rear and replace with single storey rear extension, replace hipped roof with gable to create loft space for bedroom, office and bathroom.

Grid Reference

365234 430554

3/2026/0244

Applications for full consent
Development Address:
Fooden Hall Farm Gisburn Road
Bolton by Bowland BB7 4LS

DATE VALID:
28/05/2026

Officer:
Ben Taylor
01200 425111

Development Description:

Conversion of existing disused twin barns to 2 dwellings, including removal of derelict farmyard buildings and landscape restoration.

Grid Reference

380001 448953

3/2026/0246

Applications for full consent
Development Address:
Land at Lower Hud Lee Farm
Longridge Road Hurst Green BB7 9QP

DATE VALID:
11/06/2026

Officer:
Maya Cullen
01200 425111

Development Description:

Retrospective planning permission for works to an existing agricultural building to include: alterations to building footprint, alterations to existing roof from mono-pitched to dual pitched, increase in roof ridge height, alterations to existing openings. Proposed installation of soft landscaping

Grid Reference

366831 438350

3/2026/0320

Applications for full consent
Development Address:
Former Post Office 83 The Square
Waddington BB7 3HZ

DATE VALID:
04/06/2026

Officer:
Ben Taylor
01200 425111

Development Description:

Planning Permission for proposed change of use of part of the ground floor from retail (Use Class E) to residential use (Use Class C3) external alterations to the shop front and internal alterations.

Grid Reference

372807 443944

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 .

3/2026/0321

Alter or Extend a Listed Building
Development Address:
 Former Post Office 83 The Square
 Waddington BB7 3HZ

Development Description:

Listed Building Consent for proposed change of use of part of the ground floor from retail (Use Class E) to residential use (Use Class C3) external alterations to the shop front and internal alterations.

Grid Reference

372807 443944

DATE VALID:
 04/06/2026

Officer:
 Ben Taylor
 01200 425111

3/2026/0351

Applications for full consent
Development Address:
 land adjacent to Hothersall Lane
 Hothersall PR3 2XB

Development Description:

Change of use of agricultural building to commercial livery stables and formation of sand paddock, parking, turning area and drainage attenuation pond.

Grid Reference

361950 436723

DATE VALID:
 09/06/2026

Officer:
 Maya Cullen
 01200 425111

3/2026/0356

Applications for full consent
Development Address:
 Land at Hammond Ground Whalley
 Road Read BB12 7RP

Development Description:

Erection of 77 no dwellings and creation of community parkland, with vehicular access from Whalley Road and associated infrastructure, parking and landscaping.

Grid Reference

376948 434530

DATE VALID:
 05/06/2026

Officer:
 Lyndsey Hayes
 01200 425111

3/2026/0362

Applications for full consent
Development Address:
 12 Fair Snape Avenue Longridge
 Lancashire PR3 3TL

Development Description:

Planning Permission for existing single storey rear extension and front porch.

Grid Reference

360734 437424

DATE VALID:
 08/06/2026

Officer:
 Anna Robinson
 01200 425111

3/2026/0405

Applications for full consent
Development Address:
 12 Shaw Brook Street Clitheroe BB7
 1RX

Development Description:

Proposed single-storey extension to rear of property.

Grid Reference

374918 440464

DATE VALID:
 05/06/2026

Officer:
 Anna Robinson
 01200 425111

3/2026/0408

Certificate of Lawfulness - Proposed
Development Address:
 125 Whalley Road Read BB12 7RP

Development Description:

Certificate of lawfulness for proposed rear and side single-storey extensions and rear dormer.

Grid Reference

375959 434360

DATE VALID:
 28/05/2026

Officer:
 Anna Robinson
 01200 425111

3/2026/0413

DATE VALID:
05/06/2026

Officer:

Prior notification of proposed larger h
Development Address:
7 Knowsley Road West, Wilpshire,
BB1 9PW

Anna Robinson
01200 425111

Development Description:

Prior approval for proposed single storey rear extension under Part 1 Class A of the GDPO.

Grid Reference

368469 432398

3/2026/0420

DATE VALID:
08/06/2026

Officer:

Prior notification of proposed larger h
Development Address:
22 Ramsgreave Road Ramsgreave
BB1 9BH

Anna Robinson
01200 425111

Development Description:

Prior notification for proposed single storey rear extension (length 5.35m, height to eaves 2.9m, height to roof 3.15m, height to lantern roof 3.9m) under Part 1 Class A of the GDPO.

Grid Reference

368363 431536

3/2026/0422

DATE VALID:
02/06/2026

Officer:

Application for tree works in a conser
Development Address:
The Whalley Wine Bar 65 King
Street Whalley BB7 9SW

David Hewitt
01200 425111

Development Description:

Crown thin and reduction to T1 (Birch) to remove branches in the vicinity of telephone lines.

Grid Reference

373311 436223

3/2026/0424

DATE VALID:
04/06/2026

Officer:

Discharge of Conditions
Development Address:
Dene Cottage 9 The Dene Hurst
Green BB7 9QF

Maya Cullen
01200 425111

Development Description:

Approval of details reserved by condition 3 (Specifications of windows and doors) on Listed Building Consent 3/2025/0411.

Grid Reference

368323 437870

3/2026/0429

DATE VALID:
02/06/2026

Officer:

Certificate of Lawfulness - Existing
Development Address:
The Croft Long Row Mellor BB2 7EE

Lucy Walker
01200 425111

Development Description:

Certificate of Lawfulness for existing use of land as garden area.

Grid Reference

366897 430849

3/2026/0431

DATE VALID:
08/06/2026

Officer:

Discharge of Conditions
Development Address:
Phynis Farm Catlow Road Slaidburn
BB7 3AQ

Ben Taylor
01200 425111

Development Description:

Approval of details reserved by conditions 3 (materials), 4 (windows and doors frames), 5 (window and door cills/intels), 9 (boundary treatments), 10 (external lighting), 14 (bird/bat boxes), 20 (cycle storage) and 21 (historic building record) on planning permission 3/2023/0056.

Grid Reference

371408 454420

3/2026/0434

Variation of Condition
Development Address:
 Higher College Farm Lower Road
 Longridge PR3 2YY

Development Description:

Variation of conditions 2 (approved plans) and 6 (parking provision) to increase the roof height of the approved garage, provide an external staircase and include 7 no. rooflights to facilitate first floor office space on planning permission 3/2025/0614 for change of use of the existing dwellinghouse (C3) to a small children's residential home (C2).

Grid Reference

361561 437175

DATE VALID:
 12/06/2026

Officer:
 Maya Cullen
 01200 425111

3/2026/0436

Certificate of Lawfulness - Proposed
Development Address:
 19 Tootle Drive Longridge PR3 3UH

Development Description:

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

Grid Reference

361414 437444

DATE VALID:
 08/06/2026

Officer:
 Anna Robinson
 01200 425111

3/2026/0437

Discharge of Conditions
Development Address:
 Bolton Fold Farm Alston Lane
 Longridge PR3 3BN

Development Description:

Approval of details reserved by conditions 3 (materials), 5 (ecology mitigation), 6 (ground and floor levels), 7 (Construction Management Plan), 8 (land contamination Investigation), 9 (details of solar panels), 11 (wheel washing facilities) and 19 (external lighting) of planning permission 3/2025/0930.

Grid Reference

360137 435333

DATE VALID:
 08/06/2026

Officer:
 Maya Cullen
 01200 425111

3/2026/0438

Discharge of Conditions
Development Address:
 The Old Village School Main Street
 Pendleton BB7 1PT

Development Description:

Approval of details reserved by condition 5 (Biodiversity Net Gain Plan) of planning permission 3/2026/0139.

Grid Reference

375847 439586

DATE VALID:
 09/06/2026

Officer:
 Ben Taylor
 01200 425111

3/2026/0440

Applications for full consent
Development Address:
 Ribblesdale Centre Lincoln Way
 Clitheroe BB7 1QD

Development Description:

Proposed erection of a new storage unit to accommodate machinery for Clitheroe Auction.

Grid Reference

375788 442784

DATE VALID:
 10/06/2026

Officer:
 Lucy Walker
 01200 425111