



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 26 June 2026



3/2025/0768	Whalley Applications for full consent	Development Description:	Grid Reference 372933 436145
Decision Date: 26/06/2026	Development Address: 4 Abbeycroft The Sands Whalley BB7 9TN	Planning Permission for proposed two-storey side extension.	
Officer:	Emily Pickup		
Decision Type:	APPROVED WITH CONDITIONS		

3/2025/0769	Whalley Alter or Extend a Listed Building	Development Description:	Grid Reference 372933 436145
Decision Date: 26/06/2026	Development Address: 4 Abbeycroft The Sands Whalley BB7 9TN	Listed Building Consent for proposed two-storey side extension.	
Officer:	Emily Pickup		
Decision Type:	APPROVED WITH CONDITIONS		

3/2026/0058	Billington and Langho Applications for full consent	Development Description:	Grid Reference 372700 435790
Decision Date: 26/06/2026	Development Address: 8 Bank Cottages Billington BB7 9NL	Regularisation of change of use of summer house to business use (sui generis) and installation of pedestrian access gate on Whalley Road.	
Officer:	Emily Pickup		
Decision Type:	APPROVED WITH CONDITIONS		

3/2026/0135	Billington and Langho Applications for full consent	Development Description:	Grid Reference 370964 434826
Decision Date: 26/06/2026	Development Address: Former Household Waste Recycling Centre off Whalley Road Langho BB6 8AB	Regularisation of use of land for open air storage of vehicles (within use Class B8), provision of welfare unit and jet wash.	
Officer:	Lucy Walker		
Decision Type:	APPROVED WITH CONDITIONS		

Planning Applications decided week ending: 26 June 2026

3/2026/0164

Applications for full consent
Development Address:
Hodder Croft Newton Road Newton
BB7 3DY

Development Description:

Proposed removal of existing decking area, infilling of existing external steps to round off existing paving area and construction of two-storey rear extension.

Grid Reference

369687 450374

Decision Date:
24/06/2026

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2026/0168

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent
Development Address:
19 Browgate Sawley BB7 4NB

Development Description:

Proposed single-storey extension to side and rear with internal reconfiguration.

Grid Reference

377638 445752

Decision Date:
23/06/2026

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2026/0172

Gisburn

Applications for full consent
Development Address:
Land to the rear of Pimlico House
Gisburn Road Gisburn BB7 4ES

Development Description:

Proposed erection of a detached dwelling with single garage and store.

Grid Reference

382748 448785

Decision Date:
25/06/2026

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2026/0221

Applications for full consent
Development Address:
149 Pasturelands Drive Billington
Clitheroe BB7 9LJ

Development Description:

Proposed front and rear dormer conversion

Grid Reference

372095 435440

Decision Date:
23/06/2026

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2026/0250

Clitheroe

Prior Notification of change of use f
Development Address:
Kendal House 24 Chatburn Road
Clitheroe BB7 2AP

Development Description:

Prior approval for proposed change of use of osteopath clinic (use class E(e)) to dwelling (use class C3) under part 3 Class MA of the GDPO.

Grid Reference

374711 442245

Decision Date:
23/06/2026

Officer: Ben Taylor
Decision Type: PRIOR APPROVAL GRANTED

3/2026/0273

Simonstone

Applications for full consent
Development Address:
18 Harewood Avenue Simonstone
BB12 7JB

Development Description:

Proposed first-floor side extension.

Grid Reference

377140 434708

Decision Date:
25/06/2026

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2026/0331 **Longridge**
 Certificate of Lawfulness - Proposed
Development Description: **Grid Reference**
 360294 436073
Development Address:
 11 Spout Lane Longridge PR3 3BZ
 Certificate of lawfulness for proposed single storey rear extension.
Decision Date:
 26/06/2026
Officer: Anna Robinson
Decision Type: REFUSED

3/2026/0339 **Clitheroe**
 Prior notification of proposed larger h
Development Description: **Grid Reference**
 372898 441929
Development Address:
 53 Riverside Clitheroe BB7 2NS
 Prior notification for proposed single storey rear extension 5m long, 3.5m high (max) and 2.4m high to eaves under Part 1 Class A of the GDPO.
Decision Date:
 26/06/2026
Officer: Anna Robinson
Decision Type: PRIOR APPROVAL GRANTED

3/2026/0357 **Read**
 Prior notification of proposed larger h
Development Description: **Grid Reference**
 376619 434562
Development Address:
 23 Jubilee Street Read BB12 7PR
 Prior notification for proposed single storey rear extension (4m in length, 3m in height) under Part 1 Class A of the GPDO.
Decision Date:
 23/06/2026
Officer: Emily Pickup
Decision Type: PRIOR APPROVAL GRANTED

3/2026/0368 **Billington and Langho**
 Application for tree works
Development Description: **Grid Reference**
 374170 441987
Development Address:
 9 Masefield Close Brockhall Village
 Langho BB6 8HS
 Crown, thin and clean with some reduction in height on 1no. Lime tree.
Decision Date:
 26/06/2026
Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS

3/2026/0372 **Bowland Forest (Lower)**
 Certificate of Lawfulness - Proposed
Development Description: **Grid Reference**
 366773 443835
Development Address:
 The Stables Whitewell Road Cow
 Ark Clitheroe BB7 3DG
 Certificate of lawfulness for proposed solar panels and air source heat pump.
Decision Date:
 26/06/2026
Officer: Anna Robinson
Decision Type: PERMISSION NOT REQUIRED

3/2026/0373 **Billington and Langho**
 Applications for full consent
Development Description: **Grid Reference**
 372422 435590
Development Address:
 27 Calder Avenue Billington BB7
 9NQ
 Conversion of existing dwelling into two separate dwellings.
Decision Date:
 26/06/2026
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

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3/2026/0376

Newton

Agricultural determination

Development Description:

Grid Reference

368624 447725

Decision Date:
26/06/2026

Development Address:

Land off Cow Ark Road Newton BB7
3DH (Crag Wood)

Prior notification for proposed alterations to improve
existing track, entry to fields, renew gates at field boundary
and improve water management.

Officer:
Decision Type:

Emily Pickup
PERMISSION NOT REQUIRED

3/2026/0393

Longridge

Discharge of Conditions

Development Description:

Grid Reference

360436 437362

Decision Date:
26/06/2026

Development Address:

29-33 Berry Lane Longridge PR3
3JA

Approval of details reserved by condition 3 (sound
insulation) on planning permission 3/2026/0207.

Officer:
Decision Type:

Maya Cullen
APPROVED WITH CONDITIONS

3/2026/0406

Aighton, Bailey & Chaigley

Application for tree works in a conser

Development Description:

Grid Reference

368209 437830

Decision Date:
26/06/2026

Development Address:

The Vicarage Shire Lane Hurst
Green BB7 9QR

Fell goat willow T1 (damaging wall), fell laurel T2 (potential
failure to road), deadwood oak T3 (canopy extending over
road), remove saplings under 150mm (T4 obstructing top of
roadside retaining wall).

Officer:
Decision Type:

Alex Shutt
APPROVED WITH CONDITIONS