

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: 14 August 2026

Comments By: 4 September 2026

3/2026/0204	Applications for full consent	Development Description:	Grid Reference 369851 443544
DATE VALID: 11/08/2026	Development Address: Land adj to Coulthurst Old Vicarage Lane Talbot Bridge Bashall Eaves BB7 3DB	Proposed new agricultural field gate and entrance.	
Officer:	Anna Robinson 01200 425111		
3/2026/0293	Applications for full consent	Development Description:	Grid Reference 362112 439383
DATE VALID: 05/08/2026	Development Address: Whitefold House Barn Birks Brow Longridge PR3 2TD	Proposed installation of EV charger.	
Officer:	Maya Cullen 01200 425111		
3/2026/0294	Alter or Extend a Listed Building	Development Description:	Grid Reference 362112 439383
DATE VALID: 05/08/2026	Development Address: Whitefold House Barn Birks Brow Longridge PR3 2TD	Listed Building Consent for proposed installation of EV charger.	
Officer:	Maya Cullen 01200 425111		
3/2026/0425	Variation of Condition	Development Description:	Grid Reference 374654 435612
DATE VALID: 11/08/2026	Development Address: The Barn Portfield Farm Portfield Lane Whalley BB7 9DP	Variation of condition 2 (plans) to re-site the horse walker on permission 3/2023/0310 for the proposed installation of a horse walker, multi purpose agricultural building and associated works.	
Officer:	Emily Pickup 01200 425111		
3/2026/0514	Applications for full consent	Development Description:	Grid Reference 374175 441203
DATE VALID: 07/08/2026	Development Address: 76 Whalley Road Clitheroe BB7 1EE	Proposed change of use and refurbishment of existing building from restaurant to Sui Generis, Use Class E (e), Use class E (d) and Use Class E (g) (i) spaces including internal alterations and reconfiguration. Conversion and refurbishment of 2no outbuildings to Use Class E (g) (i) spaces. Installation of electric vehicle charging points. Installation of CCTV / ANPR camera column. Installation of automatic bollards to site entrance. Replacement of existing external lighting columns with new. Proposed bin and cycle stores. Removal of roofed timber enclosure to rear of outbuildings / terrace.	
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 .

3/2026/0521**DATE VALID:**
07/08/2026**Officer:**

Applications for full consent
Development Address:
Land to the North of Accrington
Road Whalley

Lucy Walker
01200 425111

Development Description:

Erection of agricultural building for storage of machinery.

Grid Reference

373334 436163

3/2026/0545**DATE VALID:**
05/08/2026**Officer:**

Applications for full consent
Development Address:
Office, Brows Barn, The Brows
Farm, Higher Road, Longridge, PR3
2YX
Maya Cullen
01200 425111

Development Description:

Proposed change of use of East Barn from Use Class E(c) to a mixed use (sui generis) to provide residential living accommodation and ancillary facilities associated with the existing holiday let accommodation.

Grid Reference

362150 438383

3/2026/0546**DATE VALID:**
07/08/2026**Officer:**

Alter or Extend a Listed Building
Development Address:
Lower Ground Floor 10-12 Castle
Street Clitheroe BB7 2BX

Lucy Walker
01200 425111

Development Description:

Listed Building Consent for change of use of basement storage to a self-contained C3 dwelling with only one external alteration. One rear door will become a window.

Grid Reference

374324 441789

3/2026/0547**DATE VALID:**
07/08/2026**Officer:**

Applications for full consent
Development Address:
Lower Ground Floor 10-12 Castle
Street Clitheroe BB7 2BX

Lucy Walker
01200 425111

Development Description:

Planning Permission for change of use of basement storage to a self-contained C3 dwelling.

Grid Reference

374324 441789

3/2026/0548**DATE VALID:**
12/08/2026**Officer:**

Applications for full consent
Development Address:
55 Shawbridge Street Clitheroe BB7
1LZ

Ben Taylor
01200 425111

Development Description:

Change from dwelling house to self-catering holiday cottage for short-term holiday accommodation.

Grid Reference

374677 441709

3/2026/0557**DATE VALID:**
27/07/2026**Officer:**

Non-Material amendment
Development Address:
Valley Cottage Back Lane
Grindleton BB7 4RW

Emily Pickup
01200 425111

Development Description:

Non-material amendment to planning permission 3/2024/0132 involving reduction in size and modifications to approved fenestration.

Grid Reference

375986 445547

3/2026/0561	Variation of Condition Development Address: Longridge C of E Primary School Berry Lane Longridge PR3 3JA	Development Description: Variation of condition 3 (materials) to change the external finish from proposed Ocean Grey to Light Oak Composite Board on permission 3/2018/0446 for temporary classroom to be granted permanency, external materials to be refurbished and an extra window to be installed.	Grid Reference 360493 437321
DATE VALID: 13/08/2026	Officer: Anna Robinson 01200 425111		
3/2026/0569	Applications for full consent Development Address: 2 The Walled Garden Woodfold Park Mellor BB2 7QA	Development Description: Proposed installation of solar PV panels to roof.	Grid Reference 363435 429401
DATE VALID: 31/07/2026	Officer: Lucy Walker 01200 425111		
3/2026/0576	Applications for full consent Development Address: Highcliffe Cottage Lower Chapel Lane Grindleton BB7 4RN	Development Description: Proposed change of use from residential dwelling to holiday let.	Grid Reference 375855 445840
DATE VALID: 11/08/2026	Officer: Ben Taylor 01200 425111		
3/2026/0581	Applications for full consent Development Address: Glenburnie 71 Whalley Road Langho BB6 8EF	Development Description: Proposed two storey rear extension, loft conversion, addition of front dormer window and new entrance porch.	Grid Reference 370412 434124
DATE VALID: 05/08/2026	Officer: Anna Robinson 01200 425111		
3/2026/0582	Alter or Extend a Listed Building Development Address: Dickinsons Farm (Barns) Main Street Pendleton BB7 1PT	Development Description: Listed Building Consent for repairs and maintenance of roof and rainwater goods on the barn buildings.	Grid Reference 375806 439590
DATE VALID: 06/08/2026	Officer: Ben Taylor 01200 425111		
3/2026/0587	Applications for full consent Development Address: Plane Tree Farm Chipping Road Chaigley BB7 3LT	Development Description: Construction of an earth banked slurry lagoon and associated landscaping to include native species tree planting	Grid Reference 367732 441971
DATE VALID: 11/08/2026	Officer: Maya Cullen 01200 425111		

3/2026/0588	Agricultural determination	Development Description:	Grid Reference 378491 446065
DATE VALID: 31/07/2026	Development Address: Higher Greenhead Farm Gisburn Road Sawley BB7 4LQ	Prior notification for proposed new track 193m x 4.5m under Part 6 Class A of the GDPO.	
Officer:	Emily Pickup 01200 425111		
3/2026/0589	Certificate of Lawfulness - Existing	Development Description:	Grid Reference 360726 437545
DATE VALID: 31/07/2026	Development Address: 17 Hornby Road Longridge PR3 3RE	Certificate of Lawfulness for existing subdivision of one dwelling into two dwellings.	
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0592	Discharge of Conditions	Development Description:	Grid Reference 359975 437906
DATE VALID: 05/08/2026	Development Address: Land East of Chipping Lane Longridge	Approval of details reserved by Condition 21 (Bird and Bat Boxes) on planning permission 3/2017/0232.	
Officer:	Maya Cullen 01200 425111		
3/2026/0596	Agricultural determination	Development Description:	Grid Reference 381812 450740
DATE VALID: 04/08/2026	Development Address: Windy Pike Farm Carters Lane Ellenthorpe Paythorne BB7 4HZ	Prior notification for a proposed steel framed agricultural livestock building 27.4m long, 12.2m wide, 9.1m high to eaves, 10.8m high to ridge under Part 6 Class A of the GDPO.	
Officer:	Emily Pickup 01200 425111		
3/2026/0598	Applications for full consent	Development Description:	Grid Reference 360490 436845
DATE VALID: 04/08/2026	Development Address: 12 Chapel Hill Longridge PR3 3JY	Proposed alterations to existing front walls and steps.	
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0599	Removal of Condition	Development Description:	Grid Reference 364746 435518
DATE VALID: 04/08/2026	Development Address: Land at Preston Road Ribchester PR3 3XL	Removal of condition 11 (occupancy) from variation of condition 3/2022/0530 and planning permission 3/2021/0595 to allow the addition of a loading area to the east of the main building, and change of cladding to timber boarding.	
Officer:	Maya Cullen 01200 425111		

3/2026/0603

DATE VALID:
06/08/2026

Officer:

Application in principle
Development Address:
Land adjacent to Fernhill Ribchester
Road Clayton Le Dale BB1 9EG

Lucy Walker
01200 425111

Development Description:

Permission in principle application for two detached dwellings.

Grid Reference

367150 433327

3/2026/0606

DATE VALID:
07/08/2026

Officer:

Applications for full consent
Development Address:
Land at Warwick Street Longridge
PR3 3EB

Maya Cullen
01200 425111

Development Description:

Proposed construction of a Class E commercial unit.

Grid Reference

360227 437510

3/2026/0607

DATE VALID:
07/08/2026

Officer:

Applications for full consent
Development Address:
Land at George Street Longridge
PR3 3JS

Maya Cullen
01200 425111

Development Description:

Conversion of storage building to two bedroom single storey dwelling and garage.

Grid Reference

360142 437691

3/2026/0608

DATE VALID:
12/08/2026

Officer:

Discharge of Conditions
Development Address:
Bowland Section. From land near the convergence of the Hornby Road, the Roman Road and Shatter's Clough to land west of Newton in Bowland; with highway works at various locations.

Anna Cross
01200 425111

Development Description:

Approval of details reserved by condition 32 (stakeholder plan) of planning permission 3/2021/0660.

Grid Reference

369068 450229

3/2026/0609

DATE VALID:
12/08/2026

Officer:

Discharge of Conditions
Development Address:
Marl Hill Section. From land northwest of New Laithe Farm off the B6478 Slaidburn Road; and land north of Cross Lane, near Sandy Ford off the B6478 Slaidburn Road with highway mitigation works at various locations.

Anna Cross
01200 425111

Development Description:

Approval of details reserved in condition 32 (stakeholder plan) of planning permission 3/2021/0661.

Grid Reference

369937 448741

3/2026/0610

DATE VALID:
07/08/2026

Officer:

Application for tree works in a conser
Development Address:
Orchard Cottage Pimlico Road
Clitheroe BB7 2AG

David Hewitt
01200 425111

Development Description:

T1 (Ash Tree) deadwood to be removed, light thinning and minor branch reduction (2m) on branches near to the house.

Grid Reference

374512 442240

3/2026/0611**DATE VALID:**
10/08/2026**Officer:**Application for tree works
Development Address:
5 Vicarage Close Clitheroe BB7
2RNDavid Hewitt
01200 425111**Development Description:**T6 (Horse Chestnut) to be felled to ground level and a
Standard Hornbeam to be replanted as near as possible.**Grid Reference**

373127 441549

3/2026/0613**DATE VALID:**
06/08/2026**Officer:**Discharge of Conditions
Development Address:
Barn at Talbot Hotel 5 Talbot Street
Chipping PR3 2QEKathryn Hughes
01200 425111**Development Description:**Approval of details reserved by condition 3 (Details of
rooflights) on planning permission 3/2025/0538 granted on
appeal 6000878.**Grid Reference**

362283 443328

3/2026/0614**DATE VALID:**
10/08/2026**Officer:**Agricultural determination
Development Address:
Rowan Bank Horton in Craven
Horton Lancashire BD23 3JXEmily Pickup
01200 425111**Development Description:**Prior notification for proposed extension to an existing
agricultural building to provide further space for cattle
housing under Part 6 Class A of the GDPO.**Grid Reference**

387224 450299

3/2026/0617**DATE VALID:**
06/08/2026**Officer:**Discharge of Conditions
Development Address:
Samlesbury Aerodrome BAE
Systems Operations Ltd
Myerscough Smithy Road
Bakerstone BB2 7LF
Anna Robinson
01200 425111**Development Description:**Approval of details reserved by condition 7 (Surface Water
Sustainable Drainage Strategy) on planning permission
3/2025/0852.**Grid Reference**

362337 431447

3/2026/0619**DATE VALID:**
06/08/2026**Officer:**Discharge of Conditions
Development Address:
Hillside Moor Lane Wiswell BB7
9DGBen Taylor
01200 425111**Development Description:**Approval of details reserved by conditions 5 (solar panel
details), 8 (details of external lighting) and 13 (scheme for
new site access and off-site works) of planning permission
3/2024/0184.**Grid Reference**

374647 437205

3/2026/0623**DATE VALID:**
10/08/2026**Officer:**Discharge of Conditions
Development Address:
The Palace Market Place Longridge
PR3 3RRMaya Cullen
01200 425111**Development Description:**Approval of details reserved by condition 3 (construction
management plan) of planning permission 3/2025/0612.**Grid Reference**

360592 437207