



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 4 September 2026

3/2025/0982	Simonstone Applications for full consent Development Address: Cockshotts Farm School Lane Simonstone BB12 7HR	Development Description: Planning permission for lead works to the junctions of the roof as required, repair and replace windows as required, re-pointing, improve surface water management, renew rainwater goods as required and reinstate historic windows.	Grid Reference 377625 434537
Decision Date: 04/09/2026			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2025/0983	Simonstone Alter or Extend a Listed Building Development Address: Cockshotts Farm School Lane Simonstone BB12 7HR	Development Description: Listed Building Consent: Externally: Lead work repairs to the junctions of the roof tiles, repair and replace windows which are beyond repair, remove paint and cement render and re-point, re-lay paths and improved surface water management, repair and renew rainwater goods and reinstate historic windows. Internally: new openings in <u>existing walls, form partition walls at first floor, expose and restore existing fire place, install 2 wood burning stoves, mist sprinkler system and retain historic firehood.</u>	Grid Reference 377625 434537
Decision Date: 04/09/2026			
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		
3/2026/0308	Clitheroe Applications for full consent Development Address: Harrisons Engineering and Welding Supplies Kendal Street Clitheroe BB7 1PA	Development Description: Proposed change of use from Class E to Class B8 (storage and distribution).	Grid Reference 374731 442226
Decision Date: 01/09/2026			
Officer: Decision Type:	Emily Pickup REFUSED		
3/2026/0312	Whalley Discharge of Conditions Development Address: Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads	Development Description: Approval of details reserved by condition 14 (drainage) on planning permission 3/2021/0760.	Grid Reference 373571 436510
Decision Date: 03/09/2026			
Officer: Decision Type:	Lucy Walker REFUSED		

3/2026/0313	Whalley	Grid Reference
	Discharge of Conditions	373571 436510
Decision Date: 03/09/2026	Development Address: Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads	Development Description: Approval of details reserved by conditions 4 (POS timings); 9 (Buffer landscaping); 13 (car charging points); and 15 (water mains protection) on planning permission 3/2021/0760.
Officer: Decision Type:	Lucy Walker SPLIT DECISION	

3/2026/0457	Longridge	Grid Reference
	Applications for full consent	360137 435333
Decision Date: 04/09/2026	Development Address: Bolton Fold Farm Alston Lane Longridge PR3 3BN	Development Description: Proposed erection of additional cow cubicle
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	

3/2026/0468	Waddington	Grid Reference
	Applications for full consent	373537 444037
Decision Date: 02/09/2026	Development Address: Healings Farm West Bradford Road Waddington BB7 3JE	Development Description: Proposed erection of a two-storey self-build dwelling and associated annexe following demolition of existing workshop buildings.
Officer: Decision Type:	Ben Taylor REFUSED	

3/2026/0477	Mellor	Grid Reference
	Applications for full consent	365590 430836
Decision Date: 04/09/2026	Development Address: Moorcot Nickey Lane Mellor BB2 7HF	Development Description: Proposed refurbishment, partial demolition and extension to existing dwelling.
Officer: Decision Type:	Lucy Walker REFUSED	

3/2026/0498	Clitheroe	Grid Reference
	Certificate of Lawfulness - Proposed	373573 440953
Decision Date: 03/09/2026	Development Address: 43 Kemple View Clitheroe BB7 2QD	Development Description: Certificate of Lawfulness for proposed conversion of existing garage to a residential annex.
Officer: Decision Type:	Lottie Hargreaves PERMISSION NOT REQUIRED	

3/2026/0504	Ribchester	Grid Reference
	Applications for full consent	363358 436884
Decision Date: 04/09/2026	Development Address: Moneymoon Preston Road Ribchester PR3 3YD	Development Description: Proposed conversion of existing garage and stables into annexe including extending roof to form canopy.
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	

3/2026/0555	Ribchester	Grid Reference 364846 438410
Decision Date: 04/09/2026	Development Address: PRIOR APPROVAL AGRIC TO FLE Squire House Clitheroe Road Knowle Green PR3 2YS	Development Description: Prior Notification for proposed change of use of agricultural building to Class E (dog day care) under Part 3 Class R of the GDPO.
Officer: Decision Type:	Maya Cullen REFUSED	

3/2026/0557	Grindleton	Grid Reference 375986 445547
Decision Date: 01/09/2026	Development Address: Non-Material amendment Valley Cottage Back Lane Grindleton BB7 4RW	Development Description: Non-material amendment to planning permission 3/2024/0132 involving reduction in size and modifications to approved fenestration.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2026/0594	Wiswell	Grid Reference 373886 438899
Decision Date: 04/09/2026	Development Address: Application for tree works Land adjacent to 21 Elbow Wood Drive Barrow BB7 9ZD	Development Description: Tree works to Horse Chestnut - Reduction of limbs overhanging into the garden of 21 Elbow Wood Drive.
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS	

3/2026/0610	Clitheroe	Grid Reference 374512 442240
Decision Date: 01/09/2026	Development Address: Application for tree works in a conser Orchard Cottage Pimlico Road Clitheroe BB7 2AG	Development Description: T1 (Ash Tree) deadwood to be removed, light thinning and minor branch reduction (2m) on branches near to the house.
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS	

3/2026/0611	Clitheroe	Grid Reference 373127 441549
Decision Date: 04/09/2026	Development Address: Application for tree works 5 Vicarage Close Clitheroe BB7 2RN	Development Description: T6 (Horse Chestnut) to be felled to ground level and a Standard Hornbeam to be replanted as near as possible.
Officer: Decision Type:	David Hewitt APPROVED NO CONDITIONS	

3/2026/0614	Horton	Grid Reference 387224 450299
Decision Date: 04/09/2026	Development Address: Agricultural determination Rowan Bank Horton in Craven Horton Lancashire BD23 3JX	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.
Officer: Decision Type:	Emily Pickup PERMISSION REQUIRED	

3/2026/0623

Longridge

Discharge of Conditions

Decision Date:
04/09/2026

Development Address:

The Palace Market Place Longridge
PR3 3RR

Development Description:

Approval of details reserved by condition 3 (construction management plan) of planning permission 3/2025/0612.

Grid Reference

360592 437207

Officer:

Maya Cullen

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0628

Longridge

Application for tree works in a conser

Decision Date:
04/09/2026

Development Address:

54 Fell Brow Longridge PR3 3RY

Development Description:

T1 Birch - Crown reduction of 30-35%, crown lift lower branches and removal of dead, damaged or defective branches.

Grid Reference

360528 437083

Officer:

Alex Shutt

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0659

Clitheroe

Discharge of Conditions

Decision Date:
04/09/2026

Development Address:

Former Pitch and Putt Field at
Edisford Road Clitheroe BB7 3LA

Development Description:

Approval of details reserved by conditions 4 (BNG Plan) and 5 (landscape/habitat management) of planning permission 3/2026/0419.

Grid Reference

372910 441348

Officer:

Maya Cullen

Decision Type:

APPROVED WITH CONDITIONS