

Ribble Valley Borough Council

Council Offices
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Clitheroe BB7 2RA



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Please note the following types of application are not for consultation - Agricultural Determinations, Discharge of Conditions, Certificate Non-Material Amendments, Observations to Another Authority and Screening Opinions

Planning Applications received week ending: 11 September 2026

Comments By: 2 October 2026

3/2026/0517	Applications for full consent	Development Description:	Grid Reference 368583 432021
DATE VALID: 07/09/2026	Development Address: 21A Knowsley Road Wilpshire BB1 9PX	Proposed 2 storey entrance porch, single storey rear extension, first floor side extension over existing garage and external terrace to rear.	
Officer:	Lucy Walker 01200 425111		
3/2026/0585	Non-Material amendment	Development Description:	Grid Reference 373571 436510
DATE VALID: 03/09/2026	Development Address: Land off Clitheroe Road Whalley (Lawsonsteads phase 2) BB7 9RG	Non-material amendment to planning permission 3/2021/0760 involving amendments to driveway width, handing of plot 124, boundary amendments, amendment to garden retaining walls, amendment to chimney locations and roof height amendment to House Type K.	
Officer:	Lucy Walker 01200 425111		
3/2026/0593	Applications for full consent	Development Description:	Grid Reference 374134 442000
DATE VALID: 01/09/2026	Development Address: The Sidings Castle View Clitheroe BB7 2JS	Replacement windows and external doors to 7no Self-Contained flats.	
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0597	Applications for full consent	Development Description:	Grid Reference 369455 436146
DATE VALID: 03/09/2026	Development Address: The Old Tannery Kenyon Lane Langho BB6 8AN	Proposed single storey rear extension.	
Officer:	Lucy Walker 01200 425111		
3/2026/0634	Discharge of Conditions	Development Description:	Grid Reference 362012 443611
DATE VALID: 02/09/2026	Development Address: Barn to the south of Grove House Malt Kiln Brow Chipping PR3 2GP	Approval of details reserved by conditions 3 (material schedule and plans), condition 4 (window and door schedule, condition 5 (drainage details), condition 7 (hard and soft landscape), condition 8 (EVAP plan), condition 10 (Archaeology), condition 11 (biodiversity enhancement) and condition 12 (lighting plan) on planning permission 3/2023/0285	
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0640	Applications for full consent	Development Description:	Grid Reference 365051 435713
DATE VALID: 01/09/2026	Development Address: 9 Eastgate Ribchester PR3 3ZN	Proposed single storey side extension.	
Officer:	Lottie Hargreaves 01200 425111		

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3/2026/0647	Variation of Condition Development Address: Rose Hill Farm Whalley Old Road Billington BB7 9JF	Development Description: Variation of condition 2 (plans) on permission 3/2026/0140 for proposed demolltion of existing dwelling, and replacement with one new dwelling (self-build), outbuilding and garage	Grid Reference 371645 434543
DATE VALID: 14/08/2026			
Officer:	Lucy Walker 01200 425111		
3/2026/0649	Applications for full consent Development Address: Rose Hill Farm Whalley Old Road Billington BB7 9JF	Development Description: Proposed creation of new access lane.	Grid Reference 371645 434543
DATE VALID: 07/09/2026			
Officer:	Lucy Walker 01200 425111		
3/2026/0662	Observations to Another Local Auth Development Address: Land off the A59 (near Whalley WWTW)	Development Description: Consultation on LCC application LCC/2026/0032 for new temporary vehicular access off the A59 and associated works to be used for the construction of a proposed combined sewer overflow scheme on adjacent land north of Whittams Farm.	Grid Reference 372207 436055
DATE VALID: 25/08/2026			
Officer:	Lucy Walker 01200 425111		
3/2026/0671	Agricultural determination Development Address: Ease Barn Farm Gallows Lane Ribchester PR3 3XX	Development Description: Prior notification for a proposed agricultural building for machinery and haylage under Part 6 Class A of the GDPO.	Grid Reference 366052 435825
DATE VALID: 10/09/2026			
Officer:	Maya Cullen 01200 425111		
3/2026/0672	Non-Material amendment Development Address: 2 Church Close Clitheroe BB7 2HQ	Development Description: Non material amendment to application 3/2024/0376 involving the fenestration to orangery to front altered; existing chimney to be removed and replaced with flue pipe.	Grid Reference 374371 442035
DATE VALID: 02/09/2026			
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0675	Agricultural determination Development Address: Bolton Fold Farm Alston Lane Longridge PR3 3BN	Development Description: Prior notification for roofing over existing building to prevent run off under Part 6 Class A of the GPDO	Grid Reference 360137 435333
DATE VALID: 11/09/2026			
Officer:	Maya Cullen 01200 425111		
3/2026/0676	Application in principle Development Address: Land adjacent to Daniels Farm Preston Road Longridge PR3 3BL.	Development Description: Permission in principle application for the erection of upto 4 dwellings.	Grid Reference 359940 435441
DATE VALID: 03/09/2026			
Officer:	Maya Cullen 01200 425111		

Planning Applications received week ending: 11 September 2026
Comments By: 2 October 2026

3/2026/0681	Applications for full consent	Development Description:	Grid Reference 373918 440793
DATE VALID: 01/09/2026	Development Address: 20 Beverley Drive Clitheroe BB7 1HY	Demolition of existing side garage and rear extension and conservatory. Proposed two storey side extension, single storey rear extension and front porch.	
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0682	Applications for full consent	Development Description:	Grid Reference 377683 437199
DATE VALID: 02/09/2026	Development Address: 2 Pendle Street West Sabden BB7 9EG	Proposed replacement of external windows and doors.	
Officer:	Emily Pickup 01200 425111		
3/2026/0683	Discharge of Conditions	Development Description:	Grid Reference 374848 443907
DATE VALID: 01/09/2026	Development Address: Horrocksford Old Hall Farm West Bradford Road Clitheroe BB7 4QD	Approval of details reserved by conditions 3 (Materials), 4 (Methodology Roof and Chimney), 5 (Methodology Render), 6 (Methodology Windows and Doors), 7 (Rooflights) and 8 (Rainwater goods and guttering) on Listed Building Consent 3/2025/0552.	
Officer:	Ben Taylor 01200 425111		
3/2026/0684	Applications for full consent	Development Description:	Grid Reference 377683 437199
DATE VALID: 02/09/2026	Development Address: 31 Pendle Street East Sabden BB7 9EQ	Proposed replacement of external windows and doors.	
Officer:	Emily Pickup 01200 425111		
3/2026/0685	Application for tree works	Development Description:	Grid Reference 373719 438291
DATE VALID: 03/09/2026	Development Address: 16 Oaklea Gardens Barrow BB7 9UP	Proposed removal of T1 (Ash), T2 (Ash), and T3 (Ash) due to Ash dieback.	
Officer:	David Hewitt 01200 425111		
3/2026/0689	Application for tree works in a conser	Development Description:	Grid Reference 377622 446520
DATE VALID: 04/09/2026	Development Address: Archway House Sawley Road Sawley BB7 4LE	Two Cherry Blossom Tree's, either side of the gate entrance, to be pruned.	
Officer:	Alex Shutt 01200 425111		
3/2026/0690	Discharge of Conditions	Development Description:	Grid Reference 371408 454420
DATE VALID: 04/09/2026	Development Address: Phynis Farm Catlow Road Slaidburn BB7 3AQ	Approval of details reserved by condition 13 (Protected Species mitigation License) on planning permission 3/2023/0056.	
Officer:	Ben Taylor 01200 425111		

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Planning Applications received week ending: 11 September 2026
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3/2026/0691

DATE VALID:
07/09/2026

Officer:

Observations to Another Local Auth
Development Address:
Land adj. to 168 Lammack Road,
Blackburn

Lucy Walker
01200 425111

Development Description:

Consultation on Blackburn with Darwen outline planning application 10/26/0759 for proposed erection of detached 2.5 storey dwelling and associated car parking with all matters reserved

Grid Reference

367218 430395

3/2026/0692

DATE VALID:
04/09/2026

Officer:

Application for tree works in a conser
Development Address:
The Wardens House, Hospital
Cottages, West Bradford Road,
Waddington, BB7 3JB
David Hewitt
01200 425111

Development Description:

G2 (9No Lime trees) to deadwood; G4 crown lift to 5m including epicormic growth; T9 (Plum) to reduce by half; T8 (Plum) to deadwood.

Grid Reference

372898 444066

3/2026/0694

DATE VALID:
07/09/2026

Officer:

Application for tree works in a conser
Development Address:
Hall Croft Old Chatburn Road
Worston BB7 1QA

David Hewitt
01200 425111

Development Description:

Scots pine in garden to be pruned of main branches due to imbalance.

Grid Reference

376782 442844

3/2026/0699

DATE VALID:
07/09/2026

Officer:

Discharge of Conditions
Development Address:
Foxfields Country Hotel Whalley
Road Billington BB7 9HY

Lucy Walker
01200 425111

Development Description:

Approval of details reserved by conditions 7 (construction method statement), 11 (external lighting), 13 (biodiversity net gain), and 14 (landscape/habitat management plan) on planning permission 3/2026/0341.

Grid Reference

371634 435031

3/2026/0702

DATE VALID:
09/09/2026

Officer:

Non-Material amendment
Development Address:
Ribchester St Wilfrids C of E
Primary School Ribchester PR3 3XP

Anna Robinson
01200 425111

Development Description:

Non material amendment to application 3/2026/0426 involving amendments to intercoms and fence posts.

Grid Reference

365017 435198