



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 18 September 2026

3/2025/0667	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference
	Applications for full consent	376609 450410
Decision Date:	Development Address:	Development Description:
18/09/2026	Alder House Holden Lane Bolton by Bowland BB7 4LZ	Proposed full repair and conversion of the existing Linked Barn and Cart House to make a dwelling house within the linked farmhouse cluster at Alder House Farm.
Officer:	Ben Taylor	
Decision Type:	APPROVED WITH CONDITIONS	

3/2025/0870	Whalley	Grid Reference
	Applications for full consent	373476 436109
Decision Date:	Development Address:	Development Description:
18/09/2026	18 Accrington Road (Former Whalley Motor Services) Whalley BB7 9TD	Proposed demolition of former motor services building and construction of new office building.
Officer:	Kathryn Hughes	
Decision Type:	APPROVED WITH CONDITIONS	

3/2026/0283	Sabden	Grid Reference
	Applications for full consent	377578 437345
Decision Date:	Development Address:	Development Description:
15/09/2026	105 Whalley Road Sabden BB7 9EA	Proposed alterations to existing garage to form kitchen.
Officer:	Emily Pickup	
Decision Type:	APPROVED WITH CONDITIONS	

3/2026/0293	Thornley-with-Wheatley	Grid Reference
	Applications for full consent	362112 439383
Decision Date:	Development Address:	Development Description:
18/09/2026	Whitefold House Barn Birks Brow Longridge PR3 2TD	Proposed installation of EV charger.
Officer:	Maya Cullen	
Decision Type:	APPROVED WITH CONDITIONS	

3/2026/0294	Thornley-with-Wheatley	Grid Reference
	Alter or Extend a Listed Building	362112 439383
Decision Date:	Development Address:	Development Description:
18/09/2026	Whitefold House Barn Birks Brow Longridge PR3 2TD	Listed Building Consent for proposed installation of EV charger.
Officer:	Maya Cullen	
Decision Type:	APPROVED WITH CONDITIONS	

3/2026/0295	Longridge	Grid Reference
	Applications for full consent	359714 436150
Decision Date: 17/09/2026	Development Address: Brian Holden Memorial Playing Field Mardale Road Longridge PR3 3EU	Development Description: Proposed synthetic turf pitch including fencing, spectator areas, storage areas and floodlighting.
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	

3/2026/0358	Ribchester	Grid Reference
	Applications for full consent	364519 435737
Decision Date: 17/09/2026	Development Address: The Vines Preston Road Ribchester PR3 3XL	Development Description: Proposed stables, tack room, land maintenance and equipment store.
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	

3/2026/0391	Waddington	Grid Reference
	Applications for full consent	372794 443924
Decision Date: 18/09/2026	Development Address: 87 Regent Street Waddington BB7 3JA	Development Description: Planning permission for replacement of three timber windows on front elevation with three white PVCu sash windows.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2026/0430	Longridge	Grid Reference
	Applications for full consent	361987 438447
Decision Date: 18/09/2026	Development Address: Land off Higher Road Longridge PR3 2YX	Development Description: Proposed erection of two holiday lodges with associated works to existing access to facilitate new access track/parking.
Officer: Decision Type:	Maya Cullen REFUSED	

3/2026/0452	Clitheroe	Grid Reference
	Applications for full consent	374373 441803
Decision Date: 18/09/2026	Development Address: 3a Swan Courtyard Castle Street Clitheroe BB7 2DQ	Development Description: Proposed change of use from retail to restaurant and bar.
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2026/0478	Slaidburn & Easington	Grid Reference
	Applications for full consent	371324 453740
Decision Date: 15/09/2026	Development Address: Land adjacent to Woodhouse Gate Farm Catlow Road Slaidburn BB7 3AQ	Development Description: Proposed construction of an earth banked slurry lagoon.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2026/0481	Thornley-with-Wheatley Agricultural determination	Development Description: Prior notification for proposed sheep pens (no roof) 20m x 10m x 1.2m under Part 6 Class A of the GPDO.	Grid Reference 362352 440676
Decision Date: 17/09/2026	Development Address: Lyme House Farm Thornley with Wheatley PR3 2TE		
Officer: Decision Type:	Maya Cullen PERMISSION NOT REQUIRED		

3/2026/0506	Pendleton Alter or Extend a Listed Building	Development Description: Listed building consent for repairs and maintenance of roof and rainwater goods on barn buildings.	Grid Reference 375716 439544
Decision Date: 18/09/2026	Development Address: Spring House Farm (Barns) Pendleton Clitheroe BB7 1PT		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		

3/2026/0507	Whalley Applications for full consent	Development Description: Proposed partial garage conversion.	Grid Reference 373558 437640
Decision Date: 18/09/2026	Development Address: 98 Clitheroe Road Whalley BB7 9AQ		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2026/0531	Whalley Applications for full consent	Development Description: Retrospective consent for the erection of an outbuilding, shed and timber boundary fence.	Grid Reference 372526 436770
Decision Date: 15/09/2026	Development Address: Brathay 2 Whittam Crescent Whalley BB7 9SD		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2026/0541	Whalley Applications for full consent	Development Description: Retrospective application for the change of use of Class E building to Nail and Beauty Salon (sui generis).	Grid Reference 373325 436070
Decision Date: 15/09/2026	Development Address: 29 King Street Whalley BB7 9SP		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2026/0556	Hothersall Applications for full consent	Development Description: Proposed replacement single-storey rear extension.	Grid Reference 362149 436401
Decision Date: 18/09/2026	Development Address: Lower Cockhill Farm Hothersall Lane Hothersall PR3 2XB		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		

3/2026/0558	Waddington Applications for full consent	Development Description: Planning Permission for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance.	Grid Reference 372213 445288
Decision Date: 17/09/2026	Development Address: Thornbers Slaidburn Road Waddington BB7 3JJ		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2026/0559	Waddington Alter or Extend a Listed Building	Development Description: Listed Building Consent for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance.	Grid Reference 372213 445288
Decision Date: 18/09/2026	Development Address: Thornbers Slaidburn Road Waddington BB7 3JJ		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2026/0563	Wilpshire Variation of Condition	Development Description: Variation of condition 2 (plans) to change the external wall boundary on permission 3/2025/0227 for proposed single-storey extension to rear.	Grid Reference 369398 433094
Decision Date: 17/09/2026	Development Address: 10 Hollies Road Wilpshire BB1 9NA		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2026/0570	Wiswell Discharge of Conditions	Development Description: Approval of details reserved by condition 11 (external materials) of planning permission 3/2015/0426.	Grid Reference 374241 438293
Decision Date: 17/09/2026	Development Address: Pendle View Fisheries Whalley Clitheroe Bypass Wiswell BB7 9DH		
Officer: Decision Type:	Lottie Hargreaves APPROVED WITH CONDITIONS		

3/2026/0573	Hothersall Discharge of Conditions	Development Description: Approval of details reserved by conditions 17 (Surface Water Drainage Strategy) and 18 (Construction Surface Water Management Plan) of appeal decision 6001560 (planning application reference 3/2025/0653).	Grid Reference 361561 437175
Decision Date: 17/09/2026	Development Address: Higher College Farm Lower Road Longridge PR3 2YY		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		

3/2026/0598	Longridge Applications for full consent	Development Description: Proposed alterations to existing front walls and steps.	Grid Reference 360490 436845
Decision Date: 17/09/2026	Development Address: 12 Chapel Hill Longridge PR3 3JY		
Officer: Decision Type:	Lottie Hargreaves APPROVED WITH CONDITIONS		

3/2026/0636

Billington and Langho

Agricultural determination

Decision Date:
15/09/2026

Development Address:

Carr Hall Whalley Road Wilpshire
BB1 9LJ

Development Description:

Prior notification for proposed agricultural storage building 30.2m long, 13m wide, 6.45m high to ridge and 5.3m high to eaves under Part 6 Class A of the GDPO.

Grid Reference

370084 433345

Officer:

Lucy Walker

Decision Type:

PERMISSION NOT REQUIRED

3/2026/0641

Slaidburn & Easington

Agricultural determination

Decision Date:
15/09/2026

Development Address:

Fells Farm Wigglesworth Road
Slaidburn BD23 4SY

Development Description:

Prior notification for proposed agricultural storage building 18.5m long, 9.15m wide, 3.65m high to eaves and 4.9m high to ridge under Part 6 Class A of the GDPO.

Grid Reference

375653 453578

Officer:

Ben Taylor

Decision Type:

REFUSED

3/2026/0662

Observations to Another Local Auth

Decision Date:
15/09/2026

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

Officer:

Lucy Walker

Decision Type:

NO OBJECTIONS

3/2026/0685

Wiswell

Application for tree works

Decision Date:
16/09/2026

Development Address:

16 Oaklea Gardens Barrow BB7
9UP

Development Description:

Proposed removal of T1 (Ash), T2 (Ash), and T3 (Ash) due to Ash dieback.

Grid Reference

373719 438291

Officer:

David Hewitt

Decision Type:

APPROVED NO CONDITIONS