

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: 25 September 2026

Comments By: 16 October 2026

3/2026/0583

DATE VALID:
14/09/2026

Officer:

Applications for full consent
Development Address:
Higher Elker Lodge Whalley Road
Billington BB7 9HY

Lucy Walker
01200 425111

Development Description:

Proposed two storey extension.

Grid Reference

371870 435430

3/2026/0605

DATE VALID:
16/09/2026

Officer:

Non-Material amendment
Development Address:
Hawthorne House Ribblesdale
Avenue Clitheroe BB7 2HZ

Emily Pickup
01200 425111

Development Description:

Non material amendment to application 3/2024/0303 involving removal of windows, changes to boundary treatment and visibility splays.

Grid Reference

374155 442511

3/2026/0612

DATE VALID:
17/09/2026

Officer:

Agricultural determination
Development Address:
Brook Bottom Barn Old Clitheroe
Road Hurst Green BB7 9QY

Lottie Hargreaves
01200 425111

Development Description:

Prior notification for proposed shipping container, length - 12.9m height 2.6m width 2.44m, for storage of agricultural equipment under Part 6 Class A of the GDPO.

Grid Reference

367312 440209

3/2026/0651

DATE VALID:
18/09/2026

Officer:

Applications for full consent
Development Address:
Land adj. to 2 Portfield Bar Whalley
BB7 9DL

Emily Pickup
01200 425111

Development Description:

Proposed construction of a timber clad horticultural and equipment store.

Grid Reference

374621 435036

3/2026/0658

DATE VALID:
17/09/2026

Officer:

Applications for full consent
Development Address:
21 Church Street Clitheroe BB7 2DF

Lucy Walker
01200 425111

Development Description:

Proposed change of use of offices from commercial, business and service (Class E(g)) to one dwellinghouse (Class C3), replacement of rear window with door and erection of new boundary treatment.

Grid Reference

374427 442025

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 .

3/2026/0680

DATE VALID:
16/09/2026

Officer:

Applications for full consent
Development Address:
7 Knowsley Road West, Wilpshire,
BB1 9PW

Anna Robinson
01200 425111

Development Description:

Proposed single-storey rear extension with external window and door alterations

Grid Reference

368469 432398

3/2026/0686

DATE VALID:
11/09/2026

Officer:

Applications for full consent
Development Address:
The Old Stables Lowergate
Clitheroe BB7 1AD

Lucy Walker
01200 425111

Development Description:

Dismantling of existing boundary wall and adjoining stone built storage shed. Reconstruction of boundary wall in a revised position. Refurbishment and repair of existing external metal staircase, including the installation of an additional balustrade to the SW side of the staircase. Installation of a new timber fence along the SE boundary of the site. Installation of an automatic sliding gate to the south corner with stone gatepost. Improvements to existing vehicle access through the site with associated landscaping.

Grid Reference

374437 441782

3/2026/0688

DATE VALID:
11/09/2026

Officer:

Alter or Extend a Listed Building
Development Address:
The Old Stables Lowergate
Clitheroe BB7 1AD

Lucy Walker
01200 425111

Development Description:

Listed Building Consent for dismantling of existing boundary wall and adjoining stone built storage shed. Reconstruction of boundary wall in a revised position. Refurbishment and repair of existing external metal staircase, including the installation of an additional balustrade to the SW side of the staircase. Installation of a new timber fence along the SE boundary of the site. Installation of an automatic sliding gate to the south corner with stone gatepost. Improvements to existing vehicle access through the site with associated landscaping.

Grid Reference

374437 441782

3/2026/0698

DATE VALID:
22/09/2026

Officer:

Applications for full consent
Development Address:
Thorn Street Garage Clitheroe BB7
1DN

Ben Taylor
01200 425111

Development Description:

Proposed demolition of 2No. buildings and construction of new garage buildings for general industrial use (Class B2).

Grid Reference

373752 441561

3/2026/0708

DATE VALID:
11/09/2026

Officer:

Certificate of Lawfulness - Proposed
Development Address:
10 Chester Avenue Clitheroe BB7
2HR

Anna Robinson
01200 425111

Development Description:

Certificate of Lawfulness for proposed roof dormer extension to rear.

Grid Reference

374221 442208

3/2026/0712	Certificate of Lawfulness - Proposed	Development Description:	Grid Reference 373250 440882
DATE VALID: 14/09/2026	Development Address: 18 Stirling Close Clitheroe BB7 2QW	Certificate of Lawfulness for proposed rear extension.	
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0714	Applications for full consent	Development Description:	Grid Reference 375479 442877
DATE VALID: 14/09/2026	Development Address: Unit 3 Deanfield Drive Clitheroe BB7 1QJ	Retrospective change of use of part of the existing premises to a tanning salon and tattoo studio, together with associated internal alterations.	
Officer:	Emily Pickup 01200 425111		
3/2026/0715	Applications for full consent	Development Description:	Grid Reference 374416 442147
DATE VALID: 15/09/2026	Development Address: Building adjacent to 17 Waddington Road (formerly Old Coach House Antiques and Interiors) Clitheroe BB7 2HL	Proposed change of use from Class E to Sui Generis (Leisure and Wellbeing) and associated signage and external alterations.	
Officer:	Emily Pickup 01200 425111		
3/2026/0716	Applications for full consent	Development Description:	Grid Reference 363785 440891
DATE VALID: 22/09/2026	Development Address: Land at New House Farm Up Bedlam Road Longridge PR3 2TN	Proposed agricultural livestock building to include extension to the existing access track, site levelling and the construction of a retaining wall.	
Officer:	Maya Cullen 01200 425111		
3/2026/0718	Discharge of Conditions	Development Description:	Grid Reference 376774 444018
DATE VALID: 14/09/2026	Development Address: Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA	Approval of details reserved by condition 3 (Materials) on planning permission 3/2022/0966.	
Officer:	Ben Taylor 01200 425111		
3/2026/0719	Non-Material amendment	Development Description:	Grid Reference 376774 444018
DATE VALID: 15/09/2026	Development Address: Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA	Non material amendment to application 3/2022/0966 involving amendments to external materials and windows to rear elevations of dairy building conversion and garden room, amendment to external materials and door position to ancillary building conversion, minor re-positioning and external materials amendments to garage to rear of dairy building conversion.	
Officer:	Ben Taylor 01200 425111		

3/2026/0723

DATE VALID:
18/09/2026

Officer:

Applications for full consent
Development Address:
Ginfield Chipping Road Longridge
PR3 2TB

Anna Robinson
01200 425111

Development Description:

Proposed single-storey extension to the front including front entrance canopy and glass lean-to canopy to the rear.

Grid Reference

360813 439235

3/2026/0725

DATE VALID:
16/09/2026

Officer:

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

Anna Robinson
01200 425111

Development Description:

Approval of details reserved by condition 21 (Lighting Scheme) on planning permission 3/2021/0660 (Hodder Crossing).

Grid Reference

369068 450229

3/2026/0727

DATE VALID:
16/09/2026

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 Brook, off the B6478 Slaidburn Road with highway mitigation works at various locations.

Anna Robinson
01200 425111

Development Description:

Approval of details reserved by condition 21 (lighting) of planning permission 3/2021/0661 (Ribble Crossing).

Grid Reference

369937 448741

3/2026/0728

DATE VALID:
16/09/2026

Officer:

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

Anna Robinson
01200 425111

Development Description:

Approval of details reserved by condition 21 (lighting) of planning permission 3/2021/0660 (Ribble Crossing)

Grid Reference

369068 450229

3/2026/0730

DATE VALID:
21/09/2026

Officer:

Discharge of Conditions
Development Address:
4 Abbeycroft The Sands Whalley
BB7 9TN

Emily Pickup
01200 425111

Development Description:

Approval of details reserved by conditions 3 (external materials), 4 (window details), and 7 (CMP CMS) on planning permission 3/2025/0769.

Grid Reference

372933 436145

3/2026/0734

DATE VALID:
22/09/2026

Officer:

Non-Material amendment
Development Address:
Bowland Section. From land near the convergence of the Hornby Road, the Roman Road and Shearers Close to land west of Newton in Bowland; with highway works at various locations.

Anna Robinson
01200 425111

Development Description:

Non-material amendment to planning permission 3/2021/0660 involving alteration to the timing of approved vegetation clearance at the sites of the proposed River Ribble temporary crossing, haul road and compound and the River Hodder Crossing Compound, bridge and haul road. It is proposed to undertake the vegetation removal from October 2026 in advance of the main crossing works taking place from March 2027.

Grid Reference

369068 450229

3/2026/0735	Non-Material amendment	Development Description:	Grid Reference 369937 448741
DATE VALID: 22/09/2026	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 Brook off the B6478 Slaidburn Road with highway mitigation works at various locations.	Non-material amendment to planning application 3/2021/0661 involving alteration to the timing of approved vegetation clearance at the sites of the proposed River Ribble temporary crossing, haul road and compound. It is proposed to undertake the vegetation removal from October 2026 in advance of the main crossing works taking place from March 2027.	
Officer:	Alex Shutt 01200 425111		
3/2026/0737	Application for tree works	Development Description:	Grid Reference 372659 442044
DATE VALID: 23/09/2026	Development Address: 73 Rowan Avenue Shireburne Caravan Park Edisford Road Waddington BB7 3LB	Proposed pruning of T1 (Silver Birch) due to it dropping large branches onto decking of the caravan.	
Officer:	Alex Shutt 01200 425111		
3/2026/0742	Application for tree works	Development Description:	Grid Reference 370158 436046
DATE VALID: 21/09/2026	Development Address: Street Record Langho Woods Langho BB6 8AG	Proposed felling/removal to ground level of 3No. Poplar Trees due to heavy lean over residential area. 10No. replacement whips to be planted in the open space.	
Officer:	David Hewitt 01200 425111		
3/2026/0744	Discharge of Conditions	Development Description:	Grid Reference 372213 445288
DATE VALID: 22/09/2026	Development Address: Thornbers Slaidburn Road Waddington BB7 3JJ	Approval of details reserved by condition 4 (photographic record and demolition of cart shed) of planning permission 3/2026/0558.	
Officer:	Emily Pickup 01200 425111		
3/2026/0745	Discharge of Conditions	Development Description:	Grid Reference 372213 445288
DATE VALID: 22/09/2026	Development Address: Thornbers Slaidburn Road Waddington BB7 3JJ	Approval of details reserved by condition 4 (photographic record and demolition of cart shed) of listed building consent 3/2026/0559.	
Officer:	Emily Pickup 01200 425111		
3/2026/0746	Discharge of Conditions	Development Description:	Grid Reference 360137 435333
DATE VALID: 23/09/2026	Development Address: Bolton Fold Farm Alston Lane Longridge PR3 3BN	Approval of details reserved by condition 5 (landscape/habitat management and monitoring plan) of planning permission 3/2026/0359.	
Officer:	Maya Cullen 01200 425111		