

Ribble Valley Borough Council

Council Offices
Church Walk
Clitheroe BB7 2RA



email: planning@ribblevalley.gov.uk

tel: 01200 425111

www.ribblevalley.gov.uk

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: 2 October 2026

Comments By: 23 October 2026

3/2026/0638

Certificate of Lawfulness - Proposed

Development Description:

Grid Reference

372953 443483

DATE VALID:

24/09/2026

Development Address:

17 Queensway Waddington
Clitheroe BB7 3HL

Certificate of lawfulness for proposed installation of a gravel driveway within part of the existing rear garden.

Officer:

Lottie Hargreaves
01200 425111

3/2026/0644

S.106 Variation

Development Description:

Grid Reference

374155 438019

DATE VALID:

25/09/2026

Development Address:

Land off Sheepfold Crescent Barrow
BB7 9XR

Proposed modification of S.106 Agreement dated 14th January 2019 relating to planning permission 3/2018/0910 to (i) amend the definition of Affordable Ownership Housing to include Rent to Buy in clause 1 of the s106 Agreement to add the following words to the end of the definition "Or Rent to Buy Housing", and (ii) to add a definition of Rent to Buy Housing.

Officer:

Lyndsey Hayes
01200 425111

3/2026/0650

Applications for full consent

Development Description:

Grid Reference

365679 439004

DATE VALID:

24/09/2026

Development Address:

Goodshaw Farm, Huntingdon Hall
Lane, Dutton, Preston, PR3 2ZT

Proposed erection of new agricultural storage building.

Officer:

Maya Cullen
01200 425111

3/2026/0656

Applications for full consent

Development Description:

Grid Reference

379478 449469

DATE VALID:

29/09/2026

Development Address:

Land off Gisburn Road Bolton by
Bowland BB7 4NP

Proposed change of use of land from agricultural to a dog exercise paddock and parking area (sui generis).

Officer:

Ben Taylor
01200 425111

3/2026/0660

Alter or Extend a Listed Building

Development Description:

Grid Reference

374427 442025

DATE VALID:

25/09/2026

Development Address:

21 Church Street Clitheroe BB7 2DF

Listed building consent for 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.

Officer:

Lucy Walker
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 .

3/2026/0674	Applications for full consent Development Address: Springwood Drive Whalley BB7 9XL Phase 2 Lawsonsteads	Development Description: Creation of a public highway turning head (linked to 3/2021/0760).	Grid Reference 373571 436510
DATE VALID: 21/09/2026			
Officer:	Lucy Walker 01200 425111		
3/2026/0695	Certificate of Lawfulness - proposed Development Address: Green End Sawley Road Grindleton BB7 4RS	Development Description: Certificate of Lawfulness for proposed works to a listed building involving removal of existing kitchen, installation of wet system, underfloor heating and installation of new kitchen.	Grid Reference 377292 446714
DATE VALID: 25/09/2026			
Officer:	Ben Taylor 01200 425111		
3/2026/0696	Applications for full consent Development Address: Dockber Laithe Farm Sawley Old Brow Sawley BB7 4LF	Development Description: Retrospective planning permission for the construction of a steel portal framed building with associated chimney stack for use as a pet crematorium facility (sui generis).	Grid Reference 378675 447151
DATE VALID: 02/10/2026			
Officer:	Ben Taylor 01200 425111		
3/2026/0703	Application for Planning Permission f Development Address: 23 Lowergate Clitheroe BB7 1AD	Development Description: Demolition of a redundant garage in the rear garden.	Grid Reference 374499 441823
DATE VALID: 09/09/2026			
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0720	Applications for full consent Development Address: The Stables Whitewell Road Cow Ark Clitheroe BB7 3DG	Development Description: Proposed insertion of rooflights on garage.	Grid Reference 366773 443835
DATE VALID: 28/09/2026			
Officer:	Anna Robinson 01200 425111		
3/2026/0724	Non-Material amendment Development Address: Land adj former Genus Site Mitton Road Whalley BB7 9JY (Units 22 23 and 45 only)	Development Description: Non-material amendment to planning permission 3/2017/0714 involving change of use to building M (Unit 45) from Use Class B2/B8 to Use Class B1 and to building E (Units 22 and 23) from Use Class B1 to Use Class B2/B8.	Grid Reference 372722 437376
DATE VALID: 29/09/2026			
Officer:	Maya Cullen 01200 425111		

3/2026/0732	Reserved Matters (following outline) Development Address: Dale Hey Bungalow Preston Road Ribchester PR3 3XL	Development Description: Reserved matters application relating to appearance, landscaping, layout and scale for proposed new detached self build, following outline permission 3/2025/0536.	Grid Reference 364085 436062
DATE VALID: 28/09/2026			
Officer:	Maya Cullen 01200 425111		
3/2026/0733	Applications for full consent Development Address: 29 Peel Park Avenue Clitheroe BB7 1EU	Development Description: Proposed conversion of existing attached garage to form multigenerational annexe.	Grid Reference 374749 441094
DATE VALID: 23/09/2026			
Officer:	Lottie Hargreaves 01200 425111		
3/2026/0736	Applications for full consent Development Address: Northcote Hotel Northcote Road Langho BB6 8BE	Development Description: Proposed construction of two-storey restaurant building. Change of use of grazing land to hotel grounds in order to facilitate new vehicular access, parking and landscaping.	Grid Reference 370624 434874
DATE VALID: 21/09/2026			
Officer:	Lucy Walker 01200 425111		
3/2026/0739	Applications for full consent Development Address: Morton House Farm Birdy Brow Clitheroe BB7 9QY	Development Description: Proposed single-story side extension.	Grid Reference 368825 440339
DATE VALID: 21/09/2026			
Officer:	Emily Pickup 01200 425111		
3/2026/0740	Application for tree works Development Address: land to the rear of 2, 3, 4, 7, 10, 11, 12, 15 and 16 Browgate Sawley BB7 4NB	Development Description: Tree works to T42 and T47 (Sycamore) removal of deadwood. T1 (Alder) T7 (Ash) to be felled, T1 (Ash) to be reduced, T3 (Ash) to be felled. T27 T1 (rear of No10), T1 T2 (rear of No15), T2,3,4,5 (rear of No16) all Ash to be reduced back. T39 (Sycamore) to be reduced. T1 (Elm) to be reduced.	Grid Reference 377686 446038
DATE VALID: 22/09/2026			
Officer:	David Hewitt 01200 425111		
3/2026/0741	Applications for full consent Development Address: St Michaels Lodge Northcote Road Langho BB6 8BG	Development Description: Change of use of canteen from use class C2 (residential institution) to use class E(b) (sales of food and drink for consumption on the premises) on Saturdays and Sundays only including alterations to parking layout.	Grid Reference 370703 434496
DATE VALID: 22/09/2026			
Officer:	Lucy Walker 01200 425111		

3/2026/0743**DATE VALID:**
21/09/2026Application for tree works in a conser
Development Address:
13 King Street Longridge PR3 3RQ**Officer:**Alex Shutt
01200 425111**Development Description:**

Removal of Sycamore tree in close proximity to a stone wall and building, to be replaced with similar tree.

Grid Reference

360731 437309

3/2026/0755**DATE VALID:**
23/09/2026Discharge of Conditions
Development Address:
4 Abbeycroft The Sands Whalley
BB7 9TN**Officer:**Emily Pickup
01200 425111**Development Description:**

Approval of details reserved by conditions 3 (Window Details), 4 (External Materials) and 7 (Construction Management Plan and Construction Method Statement) on planning permission 3/2025/0768.

Grid Reference

372933 436145

3/2026/0766**DATE VALID:**
29/09/2026Agricultural determination
Development Address:
Land to the south of B6243
Longridge**Officer:**Maya Cullen
01200 425111**Development Description:**

Prior notification for proposed new general purpose building under Part 6 Class A of the GDPO.

Grid Reference

361065 436542

3/2026/0769**DATE VALID:**
01/10/2026Discharge of Conditions
Development Address:
Cockshotts Farm School Lane
Simonstone BB12 7HR**Officer:**Kathryn Hughes
01200 425111**Development Description:**

Approval of details reserved by condition 4 (Method Statement) on Listed Building Consent 3/2025/0983.

Grid Reference

377625 434537

3/2026/0771**DATE VALID:**
01/10/2026Discharge of Conditions
Development Address:
Fells Farm Wigglesworth Road
Slaidburn BD23 4SY**Officer:**Ben Taylor
01200 425111**Development Description:**

Approval of details reserved by conditions 5 (External windows and doors) 13 (Residential Curtilage) and 19 (Hard and Soft Landscaping) on planning permission 3/2025/0750.

Grid Reference

375653 453578

3/2026/0773**DATE VALID:**
01/10/2026Discharge of Conditions
Development Address:
Lower Dutton Cottage Gallows Lane
Ribchester PR3 3XX**Officer:**Maya Cullen
01200 425111**Development Description:**

Approval of details reserved by Condition 4 (Chimney Pot) on Listed Building Consent 3/2026/0360.

Grid Reference

366084 436109