



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 9 October 2026

3/2026/0155

Clitheroe

Advertisements

Development Description:

Advertisement consent for 2 advertisement signs.

Grid Reference

373087 441753

Decision Date:

09/10/2026

Development Address:

Abbeyfield House Union Street
Clitheroe BB7 2NH

Officer:

Emily Pickup

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0238

Whalley

Discharge of Conditions

Development Description:

Approval of details reserved by conditions 3 (construction management plan/method statement) 4 (surface water) 5 (bat boxes) 7 (street maintenance) 8 (flood mitigation) 9 (flood management plan) 10 (surface water/foul drainage) 19 (cycle storage) 20 (travel plan) and 21 (operation/maintenance manual) on planning permission 3/2022/1158 granted on appeal APP/T2350/W/25/3368139.

Grid Reference

373496 436102

Decision Date:

06/10/2026

Development Address:

Land South of Accrington Road
Whalley

Officer:

Lucy Walker

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0388

Clitheroe

Applications for full consent

Development Description:

Proposed single storey rear extension, proposed balcony to the rear, internal alterations and conversion of the existing garage to lounge.

Grid Reference

374842 442486

Decision Date:

08/10/2026

Development Address:

81 Chatburn Road Clitheroe
Lancashire BB7 2AS

Officer:

Emily Pickup

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0407

Slaidburn & Easington

Discharge of Conditions

Development Description:

Approval of details reserved by condition 2 (phasing plan) of planning permission 3/2021/0660.

Grid Reference

369068 450229

Decision Date:

09/10/2026

Development Address:

Bowland Section. From land near the convergence of the Hornby Road, the Roman Road and Shaters Cleeve to land west of Newby Bowland with highway works at various locations.

Officer:

Shatters Cleeve

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0476

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Description:

Proposed construction of one single-storey short-term holiday let.

Grid Reference

377884 446771

Decision Date:

09/10/2026

Development Address:

Land north of Woodpecker House
Sawley Old Brow Sawley BB7 4LF

Officer:

Ben Taylor

Decision Type:

REFUSED

3/2026/0516	Billington and Langho Applications for full consent Development Address: 17 Elm Tree Grove Brockhall Village Old Langho BB6 8HP	Development Description: Proposed balcony and stair arrangement to the existing garage/annex.	Grid Reference 370102 436204
Decision Date: 07/10/2026			
Officer: Decision Type:	Anna Robinson APPROVED WITH CONDITIONS		
3/2026/0524	Gisburn Alter or Extend a Listed Building Development Address: Dower House Park Road Gisburn BB7 4HT	Development Description: Retrospective Listed Building Consent for retention of unauthorised works to annex building and adjoining car port.	Grid Reference 382745 448859
Decision Date: 05/10/2026			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2026/0525	Slaidburn & Easington 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.	Development Description: Approval of details reserved by condition 2 (phasing plan) of planning permission 3/2021/0661.	Grid Reference 369937 448741
Decision Date: 09/10/2026			
Officer: Decision Type:	Anna Robinson APPROVED WITH CONDITIONS		
3/2026/0527	Gisburn Applications for full consent Development Address: Dower House Park Road Gisburn BB7 4HT	Development Description: Proposed conversion of residential annex to holiday accommodation, incorporating associated as-built alterations.	Grid Reference 382745 448859
Decision Date: 05/10/2026			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2026/0548	Clitheroe Applications for full consent Development Address: 55 Shawbridge Street Clitheroe BB7 1LZ	Development Description: Change from dwelling house to self-catering holiday cottage for short-term holiday accommodation.	Grid Reference 374677 441709
Decision Date: 09/10/2026			
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
3/2026/0569	Mellor Applications for full consent Development Address: 2 The Walled Garden Woodfold Park Mellor BB2 7QA	Development Description: Proposed installation of solar PV panels to roof.	Grid Reference 363435 429401
Decision Date: 09/10/2026			
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2026/0576

Grindleton

Applications for full consent
Development Address:
Highcliffe Cottage Lower Chapel
Lane Grindleton BB7 4RN

Development Description:

Proposed change of use from residential dwelling to holiday let.

Grid Reference

375855 445840

Decision Date:
09/10/2026

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2026/0580

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent
Development Address:
Higher Greenhead Farm Gisburn
Road Sawley BB7 4LQ

Development Description:

Proposed concreting an area of hardcore yard to allow the separation of clean and dirty water.

Grid Reference

378491 446065

Decision Date:
06/10/2026

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2026/0599

Ribchester

Removal of Condition
Development Address:
Land at Preston Road Ribchester
PR3 3XL

Development Description:

Removal of condition 12 (occupancy) from variation of condition 3/2022/0530 and planning permission 3/2021/0595 to allow the holiday lodges to be occupied permanently.

Grid Reference

364746 435518

Decision Date:
09/10/2026

Officer: Maya Cullen
Decision Type: REFUSED

3/2026/0607

Longridge

Applications for full consent
Development Address:
Land at George Street Longridge
PR3 3JS

Development Description:

Conversion of storage building to two bedroom single storey dwelling and garage.

Grid Reference

360142 437691

Decision Date:
06/10/2026

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

3/2026/0612

Aighton, Bailey & Chaigley

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

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

Decision Date:
09/10/2026

Officer: Lottie Hargreaves
Decision Type: REFUSED

3/2026/0647

BIL

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 demolition of existing dwelling, and replacement with one new dwelling (self-build), outbuilding and garage

Grid Reference

371645 434543

Decision Date:
09/10/2026

Officer: Lucy Walker
Decision Type: REFUSED

3/2026/0675	Longridge	Grid Reference
	Agricultural determination	360137 435333
Decision Date: 06/10/2026	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
Officer: Decision Type:	Maya Cullen PERMISSION NOT REQUIRED	

3/2026/0689	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference
	Application for tree works in a conser	377622 446520
Decision Date: 09/10/2026	Development Address: Archway House Sawley Road Sawley BB7 4LE	Development Description: Two Cherry Blossom Tree's, either side of the gate entrance, to be lightly pruned to clear property and phone lines.
Officer: Decision Type:	Alex Shutt APPROVED WITH CONDITIONS	

3/2026/0740	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference
	Application for tree works	377686 446038
Decision Date: 06/10/2026	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 ofNo16) all Ash to be reduced back. T39 (Sycamore) to be reduced. T1 (Elm) to be reduced.
Officer: Decision Type:	David Hewitt APPROVED WITH CONDITIONS	

3/2026/0742	Billington and Langho	Grid Reference
	Application for tree works	370158 436046
Decision Date: 09/10/2026	Development Address: Street Record Langho Woods Langho BB6 8AG	Development Description: 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: Decision Type:	David Hewitt APPROVED NO CONDITIONS	

3/2026/0751	Mellor	Grid Reference
	Observations to Another Local Auth	365420 429767
Decision Date: 09/10/2026	Development Address: Land to the South of Preston New Road Beardwood Blackburn BB2 7FH	Development Description: Consultation of Lancashire County Council application LCC/2026/0036 for proposed ground works, and the erection of one detention tank, one pressure relief stack, three drawpit chambers, temporary access, temporary access, widening and ancillary works.
Officer: Decision Type:	Lucy Walker NO OBJECTIONS	