



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 16 October 2026

3/2024/0477

Longridge

Variation of Condition

Decision Date:

16/10/2026

Development Address:

Land East of Chipping Lane
Longridge

Development Description:

Variation of condition 8 (drainage) of permission 3/2017/0232 to regularise discharge rates with those subsequently approved pursuant to permission 3/2021/1134.

Grid Reference

360397 438052

Officer:

Lyndsey Hayes

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0099

Aighton, Bailey & Chaigley

Applications for full consent

Decision Date:

15/10/2026

Development Address:

New Barn Knowles Brow Hurst
Green BB7 9PT

Development Description:

Proposed conversion of agricultural barn to dwelling house. Works to include upgrading works to access and access track, creation of parking area, re-instatement of collapsed roof, insertion of rooflights and alterations to fenestration.

Grid Reference

369706 438564

Officer:

Maya Cullen

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0204

Bashall Eaves and Mitton

Applications for full consent

Decision Date:

16/10/2026

Development Address:

Land adj to Coulthurst Old Vicarage
Lane Talbot Bridge Bashall Eaves
BB7 3DB

Development Description:

Proposed new agricultural field gate and entrance.

Grid Reference

369851 443544

Officer:

Anna Robinson

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0281

Clayton-le-Dale

Applications for full consent

Decision Date:

16/10/2026

Development Address:

Bridgecroft Longsight Road Copster
Green BB1 9EX

Development Description:

Demolition of existing dwelling and erection of one replacement self-build dwelling with garage and associated garden curtilage, hard and soft landscaping, new access drive off Longsight Rd and the closure of the existing access.

Grid Reference

367151 433634

Officer:

Lucy Walker

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0389

Whalley

Applications for full consent

Decision Date:

13/10/2026

Development Address:

Whalley Corn Mill Brook House
Farm Mitton Road Whalley BB7 9PF

Development Description:

Proposed extension of an existing storage building.

Grid Reference

372721 437913

Officer:

Lucy Walker

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0394	Downham	Grid Reference 378461 444351
Decision Date: 15/10/2026	Applications for full consent Development Address: Aisled Barn Downham Hall Pendle Road Downham BB7 4DN	Development Description: Planning permission for proposed conversion of existing barns and outbuildings to commercial office space, conference room, new internal entrance track with external wall amendments and associated works.
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS	

3/2026/0397	Downham	Grid Reference 378314 444320
Decision Date: 15/10/2026	Alter or Extend a Listed Building Development Address: Barn to Home Farm (Aisled Barn) Downham Hall Pendle Road Downham BB7 4DN	Development Description: Listed Building Consent for proposed conversion of Barn to Home Farm into commercial office and conversion of outbuilding adjoining former piggery to wood pellet boiler store.
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS	

3/2026/0402	Downham	Grid Reference 378314 444320
Decision Date: 15/10/2026	Alter or Extend a Listed Building Development Address: Building on east side of yard to aisled barn (Cart Shed) Downham Hall Pendle Road Downham BB7 4DN	Development Description: Listed Building Consent for proposed conversion of building on east side of yard at Home Farm into first floor conference room with store at ground level.
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS	

3/2026/0423	Billington and Langho	Grid Reference 369080 434154
Decision Date: 13/10/2026	Applications for full consent Development Address: Langho Sports and Social Club, Northcote Road, Langho, BB6 8BE	Development Description: Proposed creation of a synthetic turf pitch with fencing, floodlighting, access path, changing block, and the extension and formalisation of the existing car park and ancillary equipment.
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2026/0446	Billington and Langho	Grid Reference 370040 435875
Decision Date: 15/10/2026	Applications for full consent Development Address: Ribble Valley View Old Langho Road Langho BB6 8AW	Development Description: Proposed erection of 9 no. holiday lodges.
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2026/0500	Bolton-by-Bowland, Gisburn Forest and Sawley	Grid Reference 361936 439834
Decision Date: 16/10/2026	Applications for full consent Development Address: Wheatley Farm Four Acre Lane Thornley PR3 2TD	Development Description: Retrospective application for the erection of a concrete walled structure for a agricultural silo clamp.
Officer: Decision Type:	Lucy Walker REFUSED	

3/2026/0538	West Bradford	Grid Reference 373660 444973
Decision Date: 15/10/2026	Applications for full consent Development Address: Eaves Hall Eaves Hall Lane West Bradford BB7 3JG	Development Description: Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall.
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS	

3/2026/0546	Clitheroe	Grid Reference 374324 441789
Decision Date: 15/10/2026	Alter or Extend a Listed Building Development Address: Lower Ground Floor 10-12 Castle Street Clitheroe BB7 2BX	Development Description: Listed Building Consent for change of use of basement storage to a self-contained C3 dwelling with internal and external alterations.
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2026/0547	Clitheroe	Grid Reference 374324 441789
Decision Date: 15/10/2026	Applications for full consent Development Address: Lower Ground Floor 10-12 Castle Street Clitheroe BB7 2BX	Development Description: Planning Permission for change of use of basement storage to a self-contained C3 dwelling.
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS	

3/2026/0567	Ribchester	Grid Reference 364144 439144
Decision Date: 13/10/2026	Applications for full consent Development Address: Cowley Brook Farm Higher Road Longridge PR3 2YX	Development Description: Conversion of redundant barn to form extension to existing dwelling and granny annexe. Insertion of solar panels to front elevation of dwelling.
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	

3/2026/0582	Pendleton	Grid Reference 375806 439590
Decision Date: 15/10/2026	Alter or Extend a Listed Building Development Address: Dickinsons Farm (Barns) Main Street Pendleton BB7 1PT	Development Description: Listed Building Consent for repairs and maintenance of roof and rainwater goods on the barn buildings.
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS	

3/2026/0595	Wiswell	Grid Reference 373850 438857
Decision Date: 13/10/2026	Certificate of Lawfulness - Proposed Development Address: 12 Elbow Wood Drive Barrow BB7 9ZD	Development Description: Certificate of Lawfulness for proposed creation of hardstanding area in front garden to provide an additional parking area.
Officer: Decision Type:	Lottie Hargreaves PERMISSION NOT REQUIRED	

3/2026/0605	Clitheroe Non-Material amendment	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
Decision Date: 14/10/2026	Development Address: Hawthorne House Ribblesdale Avenue Clitheroe BB7 2HZ		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2026/0616	Clitheroe Applications for full consent	Development Description: Erection of a single-storey studio building to rear.	Grid Reference 375176 440650
Decision Date: 14/10/2026	Development Address: 4 Pendle Nick Close Clitheroe BB7 1RH		
Officer: Decision Type:	Lottie Hargreaves APPROVED WITH CONDITIONS		

3/2026/0621	Aighton, Bailey & Chaigley Applications for full consent	Development Description: Proposed extension and remodelling of existing dwelling including the demolition of the existing self-contained flat and construction of a replacement outbuilding containing garage and garden store.	Grid Reference 369446 440780
Decision Date: 13/10/2026	Development Address: Kemple Down Birdy Brow Chaigley BB7 3LR		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		

3/2026/0630	Billington and Langho Certificate of Lawfulness - Proposed	Development Description: Certificate of Lawfulness for proposed single-storey enclosed porch to front.	Grid Reference 370052 433795
Decision Date: 13/10/2026	Development Address: 22 Rogersfield Langho BB6 8HB		
Officer: Decision Type:	Lottie Hargreaves PERMISSION NOT REQUIRED		

3/2026/0653	Salesbury Certificate of Lawfulness - Existing	Development Description: Certificate of lawfulness for existing use of an existing building as an independent residential dwelling with domestic curtilage.	Grid Reference 367153 434207
Decision Date: 16/10/2026	Development Address: Annexe Higher Bolton Farm Park Gate Row Copster Green BB1 9ET		
Officer: Decision Type:	Lucy Walker APPROVED NO CONDITIONS		

3/2026/0655	Wiswell Advertisements	Development Description: Advertisement consent for installation of one externally illuminated projecting sign to identify Barrow Village Hall.	Grid Reference 373805 438472
Decision Date: 16/10/2026	Development Address: 23-25 Old Row Whalley Road Barrow BB7 9AZ		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2026/0661

Decision Date:
16/10/2026

Officer:
Decision Type:

Certificate of Lawfulness - Proposed
Development Address:
Sandilands Farm Rimington Lane
Rimington BB7 4DS

Lottie Hargreaves
PERMISSION NOT REQUIRED

Development Description:

Certificate of Lawfulness for proposed single-storey rear extension.

Grid Reference

380589 445821

3/2026/0709

Decision Date:
16/10/2026

Officer:
Decision Type:

Waddington

Non-Material amendment
Development Address:
The Hawthorns West Bradford Road
Waddington BB7 3JE

Ben Taylor
APPROVED WITH CONDITIONS

Development Description:

Non material amendment to application 3/2023/1004 (as varied under application 3/2024/0668) involving proposed raising of the eaves and ridge height to match the recently approved development adjacent at Hunters Gate.

Grid Reference

373563 444056

3/2026/0737

Decision Date:
16/10/2026

Officer:
Decision Type:

Waddington

Application for tree works
Development Address:
73 Rowan Avenue Shireburne
Caravan Park Edisford Road
Waddington BB7 3LB

Alex Shutt
APPROVED WITH CONDITIONS

Development Description:

T1 Birch - Side reduce to clear the caravan, crown raise to 2.5 metres to clear the decking and crown clean to minimise future failures.

Grid Reference

372659 442044

3/2026/0743

Decision Date:
16/10/2026

Officer:
Decision Type:

Longridge

Application for tree works in a conser
Development Address:
13 King Street Longridge PR3 3RQ

Alex Shutt
APPROVED WITH CONDITIONS

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

3/2026/0780

Decision Date:
16/10/2026

Officer:
Decision Type:

Ribchester

Application for tree works in a conser
Development Address:
Stonehouse Blackburn Road
Ribchester PR3 3ZP

David Hewitt
APPROVED WITH CONDITIONS

Development Description:

Proposed pruning of T1 (Sycamore) T2 (Wild Cherry), T3 (Double Cherry Plum) and T4 (Smooth Japanese Maple) within proximity to neighbouring dwelling and footpath.

Grid Reference

365193 435422