



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 23 October 2026

3/2024/0913

Chipping

Applications for full consent

Decision Date:
23/10/2026

Development Address:

Land off Back Lane Chipping PR3
2QA

Development Description:

Proposed change of use of land to tourism and erection of four camping pods, fire assembly point / bin store, new site access and associated hard and soft landscaping.

Grid Reference

361993 441328

Officer:

Ben Taylor

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0738

Whalley

Alter or Extend a Listed Building

Decision Date:
23/10/2026

Development Address:

Macfarlane Dental Practice 33 King
Street Whalley BB7 9SP

Development Description:

Listed Building Consent for internal re-wiring including wall-mounted trunking for sockets and IT in extension; replacement of doors; re-opening original doorway; removal of raised roof section to extension; installation of rooflight above workshop; installation of WCs including associated stud walling; installation of suspended ceiling; replacement of shop frontage; installation of internal fire corridor and associated walling. RSJ support to strengthen proposed surgery floor; overlay existing floor to support proposed dental chairs and protect floor; make good existing walls on all floors.

Grid Reference

373324 436084

Officer:

Kathryn Hughes

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0425

Whalley

Applications for full consent

Decision Date:
23/10/2026

Development Address:

The Barn Portfield Farm Portfield
Lane Whalley BB7 9DP

Development Description:

Proposed installation of a horse walker, multipurpose agricultural building and associated works.

Grid Reference

374654 435612

Officer:

Emily Pickup

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0482

Balderstone

Applications for full consent

Decision Date:
23/10/2026

Development Address:

Pewter House Farm Commons
Lane Balderstone BB2 7LN

Development Description:

Proposed conversion of existing former dairy barns to 3No dwelling houses.

Grid Reference

363598 432600

Officer:

Ben Taylor

Decision Type:

APPROVED WITH CONDITIONS

3/2026/0489	Mellor Advertisements	Development Description: Retrospective advertisement consent for 2 x externally illuminated fascia signs	Grid Reference 365379 430666
Decision Date: 23/10/2026	Development Address: 30 Carter Fold Mellor BB2 7ER		
Officer: Decision Type:	Anna Robinson APPROVED NO CONDITIONS		
3/2026/0514	Clitheroe Applications for full consent	Development Description: Proposed change of use and refurbishment of existing building from restaurant to Sui Generis, Use class E (d) and Use Class E (g) (i) spaces including internal alterations and reconfiguration. Conversion and refurbishment of 2no outbuildings to Use Class E (g) (i) spaces. Installation of electric vehicle charging points. Installation of CCTV / ANPR camera column. Installation of automatic bollards to site entrance. Replacement of existing external lighting columns with new. Proposed bin and cycle stores. Removal of roofed timber enclosure to rear of outbuildings / terrace.	Grid Reference 374175 441203
Decision Date: 22/10/2026	Development Address: 76 Whalley Road Clitheroe BB7 1EE		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2026/0515	Clitheroe Alter or Extend a Listed Building	Development Description: Proposed change of use and refurbishment of existing building from restaurant to Sui Generis, Use class E (d) and Use Class E (g) (i) spaces including internal alterations and reconfiguration. Internal stripping out works. Refurbishment of existing windows. Proposed internal secondary glazing. Installation of internal wall insulation. Removal of ceilings as proposed. New ceiling structures and insulation as proposed. Replacement of existing windows and doors as proposed. Proposed insulation and ceiling lining to main roof of listed building. Retention/repair of staircase balustrade/handrails. Conversion and refurbishment of 2no outbuildings to Use Class E (g) (i) spaces. Installation of new damp-proofing / waterproofing system to the walls and roofing / terrace over the rear outbuildings. Renewal of internal plumbing and electrical services. Renewal of internal finishes and sanitaryware. Installation of electric vehicle charging points. Installation of CCTV / ANPR camera column. Installation of automatic bo	Grid Reference 374175 441203
Decision Date: 22/10/2026	Development Address: 76 Whalley Road Clitheroe BB7 1EE		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		
3/2026/0560	Clitheroe Applications for full consent	Development Description: Proposed new ground floor shop frontage and change of use of first floor to holiday let.	Grid Reference 374339 441675
Decision Date: 23/10/2026	Development Address: 15 Moor Lane Clitheroe BB7 1BE		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2026/0561	Longridge	Grid Reference 360493 437321
Decision Date: 23/10/2026	Variation of Condition Development Address: Longridge C of E Primary School Berry Lane Longridge PR3 3JA	Development Description: Retrospective variation of condition 3 (materials) to change the external finish from proposed Ocean Grey to Light Oak Composite Board on permission 3/2018/0446 for temporary classroom to be granted permanency, external materials to be refurbished and an extra window to be installed.
Officer: Decision Type:	Anna Robinson REFUSED	

3/2026/0566	Longridge	Grid Reference 360493 437321
Decision Date: 23/10/2026	Variation of Condition Development Address: Longridge C of E Primary School Berry Lane Longridge PR3 3JA	Development Description: Retrospective variation of condition 3 (materials) to change the external finish from masonry coloured render to Light Oak Composite Board on permission ref 3/2022/0143 for proposed extension to existing pre school unit.
Officer: Decision Type:	Anna Robinson REFUSED	

3/2026/0581	Billington and Langho	Grid Reference 370412 434124
Decision Date: 21/10/2026	Applications for full consent Development Address: Glenburnie 71 Whalley Road Langho BB6 8EF	Development Description: Proposed two storey rear extension, loft conversion, addition of front dormer window and new entrance porch.
Officer: Decision Type:	Anna Robinson APPROVED WITH CONDITIONS	

3/2026/0622	Clitheroe	Grid Reference 374537 442033
Decision Date: 23/10/2026	Alter or Extend a Listed Building Development Address: 23 York Street Clitheroe BB7 2DH	Development Description: Listed Building Consent to replace concrete tiles to front elevation roof with natural black slate.
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS	

3/2026/0627	Ribchester	Grid Reference 363550 434858
Decision Date: 22/10/2026	Applications for full consent Development Address: Land to the east of 11 Glen Avenue Ribchester Preston PR3 2ZQ	Development Description: Proposed development for replacement equine field shelter, wet weather hard standing and track.
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	

3/2026/0687	Whalley	Grid Reference 373529 437657
Decision Date: 19/10/2026	Application in principle Development Address: 1 Bramley View Clitheroe Road Whalley BB7 9AL	Development Description: Permission in principle application for a bespoke self-build dwelling.
Officer: Decision Type:	Emily Pickup REFUSED	

3/2026/0701	Hothersall	Grid Reference 361561 437175
Decision Date: 23/10/2026	Discharge of Conditions Development Address: Higher College Farm Lower Road Longridge PR3 2YY	Development Description: Approval of details of conditions 23 (Construction Method Statement), 27 (Site Access), 28 (Car Parking) and 29 (EV Charging) on planning permission 3/2025/0653, approved on appeal 6001560.
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS	

3/2026/0708	Clitheroe	Grid Reference 374221 442208
Decision Date: 23/10/2026	Certificate of Lawfulness - Proposed Development Address: 10 Chester Avenue Clitheroe BB7 2HR	Development Description: Certificate of Lawfulness for proposed roof dormer extension to rear.
Officer: Decision Type:	Anna Robinson PERMISSION NOT REQUIRED	

3/2026/0724	Whalley	Grid Reference 372722 437376
Decision Date: 23/10/2026	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.
Officer: Decision Type:	Maya Cullen REFUSED	

3/2026/0753	Clitheroe	Grid Reference 374170 441987
Decision Date: 21/10/2026	Observations to Another Local Auth Development Address: Lanehead and Bellman Quarries, Ribblesdale Works, Clitheroe.	Development Description: Consultation on LCC application SCP/2026/0002. Lanehead and Bellman Quarries, Ribblesdale Works, Clitheroe. viewable at http://planning register.lancashire.gov.uk
Officer: Decision Type:	Ben Taylor NO OBJECTIONS	

3/2026/0758	Sabden	Grid Reference 378557 438237
Decision Date: 23/10/2026	Observations to Another Local Auth Development Address: Churn Clough House Wesley Street Sabden Lancashire BB7 9EN	Development Description: Consultation on Borough of Pendle application 26/0672/HHO (viewable via Pendle website) for erection of a single storey extension.
Officer: Decision Type:	Emily Pickup NO OBJECTIONS	

3/2026/0778	Dutton	Grid Reference 365275 437884
Decision Date: 23/10/2026	Agricultural determination Development Address: Land off Clitheroe Road Dutton Preston PR3 2YT	Development Description: Prior notification for proposed agricultural building (Length 21.86m, Breadth 12.87m, Height to ridge 6.22m)
Officer: Decision Type:	Maya Cullen REFUSED	