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: 23 October 2026**
**Comments By: 13 November 2026**

**3/2026/0646**

**DATE VALID:**
09/10/2026

Applications for full consent
**Development Address:**
37 Spinners Vale Billington BB7 9GL

**Grid Reference**
372560 435924

**Development Description:**
Proposed single-storey extension to rear.

**Officer:**
Anna Robinson
01200 425111

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**3/2026/0700**

**DATE VALID:**
16/10/2026

Applications for full consent
**Development Address:**
Lower Fold Stables, Northcote Road, Langho, BB6 8BE

**Grid Reference**
370465 435125

**Development Description:**
Proposed erection of 1No. rural workers self-build dwelling, extension to existing building for hay store, erection of stables, treatment room and machinery store, access track and landscaping.

**Officer:**
Lucy Walker
01200 425111

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**3/2026/0706**

**DATE VALID:**
16/10/2026

Alter or Extend a Listed Building
**Development Address:**
35 King Street Whalley BB7 9SP

**Grid Reference**
373323 436094

**Development Description:**
Listed Building Consent for proposed partial demolition and rebuilding of the rear boundary wall between 35 and 33 King Street.

**Officer:**
Maya Cullen
01200 425111

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**3/2026/0748**

**DATE VALID:**
08/10/2026

Applications for full consent
**Development Address:**
Manor House Cottage Twiston Lancashire BB7 4DD

**Grid Reference**
381314 443959

**Development Description:**
Proposed change of use from holiday accommodation to unrestricted residential dwelling.

**Officer:**
Emily Pickup
01200 425111

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**3/2026/0777**

**DATE VALID:**
14/10/2026

Applications for full consent
**Development Address:**
Pinfold Farm Bungalow Preston Road Ribchester PR3 3YD

**Grid Reference**
363799 436351

**Development Description:**
Proposed change of use of Pinfold Farm Bungalow Annexe to holiday let.

**Officer:**
Anna Robinson
01200 425111

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**Planning Applications received week ending: 23 October 2026**
**Comments By: 13 November 2026**

**3/2026/0789**

**DATE VALID:** 16/10/2026

Applications for full consent

**Development Address:** 86 Whalley Road Wilpshire BB1 9LJ

**Officer:** Lucy Walker 01200 425111

**Grid Reference** 368984 432826

**Development Description:** Proposed conversion of existing pool-house into annex accommodation including demolition of existing conservatory construction of a replacement single-storey extension and fenestration alterations.

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**3/2026/0790**

**DATE VALID:** 20/10/2026

Applications for full consent

**Development Address:** Land to the northeast of Standen Hey Bungalow Whalley Road Pendleton BB7 1PP

**Officer:** Ben Taylor 01200 425111

**Grid Reference** 373569 439509

**Development Description:** Proposed construction of 5No. short-term let holiday pods, facilities store, parking and access.

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**3/2026/0799**

**DATE VALID:** 09/10/2026

Observations to Another Local Auth

**Development Address:** PROW FP0307010 at Beckfoot Farm Grunsagill Road Bolton by Bowland BD23 4SJ

**Officer:** Lottie Hargreaves 01200 425111

**Grid Reference** 377451 453673

**Development Description:** Consultation on Lancashire County Council application for proposed diversion of part of footpath FP0307010 at Beckfoot Farm Bolton by Bowland.

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**3/2026/0802**

**DATE VALID:** 19/10/2026

Applications for full consent

**Development Address:** Acrelands Farm Sawley Road Grindleton BB7 4QS

**Officer:** Ben Taylor 01200 425111

**Grid Reference** 377052 446790

**Development Description:** Construction of an equine menage and stables with feed store and tack room with landscaping.

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**3/2026/0804**

**DATE VALID:** 15/10/2026

Certificate of Lawfulness - Existing

**Development Address:** 52 Green Bank Park Higher Road Longridge PR3 2XY

**Officer:** Maya Cullen 01200 425111

**Grid Reference** 361846 438269

**Development Description:** Certificate of Lawfulness for existing use of holiday let as a residential dwelling (use class C3).

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**3/2026/0805**

**DATE VALID:** 15/10/2026

Certificate of Lawfulness - Existing

**Development Address:** 40 Green Bank Park Higher Road Longridge PR3 2XY

**Officer:** Maya Cullen 01200 425111

**Grid Reference** 361918 438331

**Development Description:** Certificate of Lawfulness for existing use of holiday let as a residential dwelling (use class C3).

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**Planning Applications received week ending: 23 October 2026**
**Comments By: 13 November 2026**

**3/2026/0807**

**DATE VALID:** 12/10/2026

Applications for full consent
**Development Address:** Moorcot Nickey Lane Mellor BB2 7HF

**Officer:** Lucy Walker 01200 425111

**Grid Reference** 365590 430836

**Development Description:** Proposed refurbishment, partial demolition and extension to existing dwelling.

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**3/2026/0808**

**DATE VALID:** 15/10/2026

Certificate of Lawfulness - Existing
**Development Address:** 90 Green Bank Park Higher Road Longridge PR3 2YU

**Officer:** Maya Cullen 01200 425111

**Grid Reference** 362107 438231

**Development Description:** Certificate of Lawfulness for existing use of holiday let as a residential dwelling (use class C3).

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**3/2026/0810**

**DATE VALID:** 13/10/2026

Application in principle
**Development Address:** Land at Vicarage Lane Wilpshire

**Officer:** Lucy Walker 01200 425111

**Grid Reference** 368560 432854

**Development Description:** Permission in Principle for up to nine dwellings and associated development.

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**3/2026/0812**

**DATE VALID:** 20/10/2026

Non-Material amendment
**Development Address:** 5 Abbey View Whalley Road Billington BB7 9NS

**Officer:** Lucy Walker 01200 425111

**Grid Reference** 373006 435848

**Development Description:** Non material amendment to application 3/2025/0892 involving cladding to first floor elevation and increase in size of side and rear elevation windows.

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**3/2026/0821**

**DATE VALID:** 21/10/2026

Application for tree works
**Development Address:** 1 Beverley Close Clitheroe BB7 1HX

**Officer:** Alex Shutt 01200 425111

**Grid Reference** 374011 440770

**Development Description:** Proposed Pruning of T1 (Lime) to reduce in height to leave stem approx. 5.5m height immediately above the existing epicormic growth due to identified increased risk of failure and risk of harm to occupied vehicles due to active decay at base.

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**3/2026/0824**

**DATE VALID:** 21/10/2026

Application for tree works in a conser
**Development Address:** Clitheroe Castle Grounds Clitheroe BB7 1BG

**Officer:** Alex Shutt 01200 425111

**Grid Reference** 374244 441693

**Development Description:** T1 (Manna Ash) Crown reduce and clean to rebalance after storm damage. G1 (Sycamore) Failed Ivy covered Sycamore on phone lines and adjacent to 22a Moor Lane to be felled and Ivy removed from shared wall. G2 (1 x Lime 4 x Beech) Side reduction to clear the Castle Museum South wall by 5m.

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**Planning Applications received week ending: 23 October 2026**
**Comments By: 13 November 2026**

**3/2026/0825**

Discharge of Conditions

**DATE VALID:**
21/10/2026

**Development Address:**
Bridge End Farm Wood House Lane
Slaidburn BB7 3AH

**Officer:**
Ben Taylor
01200 425111

**Development Description:**
Approval of details reserved by condition 3 (photographs of new stonework samples) of listed building consent 3/2026/0054.

| Grid Reference | |
|---|---|
| 370309 | 453609 |

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