



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 9 August 2024

3/2022/0966 **Chatburn** **Grid Reference**
Applications for full consent **376774 444018**
Development Description:
Proposed erection of 37 affordable residential units with
Development Address: access, parking and landscaping. Conversion and
Crow Trees Farm Crow Trees Brow extension of former dairy outbuilding to open-market
Chatburn BB7 4AA residential unit and refurbishment/modernisation of Crow
Trees Farmhouse (open-market dwelling) including
Decision Date: 09/08/2024 **Officer:** Stephen Kilmartin **Decision Type:** APPROVED SUBJECT TO LEGAL AGREEMENT
Development Description: reconfiguration, rooflights, side window and extension of
two outbuildings to form garages.

3/2023/1008 **Pendleton** **Grid Reference**
Applications for full consent **377285 438978**
Development Description:
Proposed refurbishment of existing ground-floor caretaker
Development Address: apartment and creation of four new holiday let apartments,
Wellsprings Hotel Clitheroe Road three on the ground floor and one on the first floor and
Sabden BB7 9HN retention of the first floor balcony with patio door access to
the western (side) elevation.
Decision Date: 09/08/2024 **Officer:** Kathryn Hughes **Decision Type:** APPROVED WITH CONDITIONS

3/2024/0275 **Horton** **Grid Reference**
Applications for full consent **385045 450305**
Development Description:
Proposed demolition of existing conservatory and
Development Address: extension/alteration to existing detached garage to form
Summerfield Green Lane incidental accommodation to existing dwelling, including
Horton-in-Craven Skipton Yorkshire hobby room, gym, office and patio areas.
BD23 3JT
Decision Date: 06/08/2024 **Officer:** Stephen Kilmartin **Decision Type:** APPROVED WITH CONDITIONS

3/2024/0321 **Bashall Eaves and Mitton** **Grid Reference**
Advertisements **371097 442046**
Development Description:
Advertisement consent for regularisation of five
Development Address: unauthorised, illuminated steel directional signs with vinyl
1) (Grid ref 371114 442087) at banners and wooden posts 1m high 1.4m wide x 2.1m long.
Bashall Barn adjacent the car park
on Twitter Lane 2) (Grid ref 371119
441845) in the grass verge on the
Birdy Brow
Decision Date: 07/08/2024 **Officer:** Stephen Kilmartin **Decision Type:** REFUSED
Back Lane and Twitter
Lane 3) (Grid ref 370916 441908) in
a field at the junction of Twitter Lane
and Birdy Brow 4) (Grid ref 370200
441413) in a field at the junction of
Clitheroe Lane, Birdy Brow and
Chipping Road 5) (Grid ref 370931
440283) on a grass verge at the
junction of Clitheroe Lane and New
Lane.

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3/2024/0323 **Wilpshire** **Grid Reference**
 Applications for full consent 369271 433206
Development Description:
Development Address: Proposed addition of first floor including raising of eaves
 6a Lyndale Close Wilpshire BB1 and ridge and full-length flat-roof dormer to rear, new
 9LX glazed pitched-roof entrance arrangement, addition of
Decision Date: bi-fold patio doors to side elevation, removal of back door
 07/08/2024 and alterations to door and window openings.
Officer: Ben Taylor
Decision Type: REFUSED

3/2024/0325 **Clitheroe** **Grid Reference**
 Applications for full consent 373766 440695
Development Description:
Development Address: Proposed access alterations involving removal of existing
 Primrose Mill Business Park wall nibs to widen gateways to the existing site entrance to
 Primrose Road Clitheroe BB7 1DR improve space for delivery vehicles. New metal security
 gates fitted to suit set into the site.
Decision Date: 08/08/2024
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

3/2024/0344 **Clitheroe** **Grid Reference**
 Advertisements 374346 441878
Development Description:
Development Address: Advertisement Consent for two new illuminated signs - one
 41 Castle Street Clitheroe BB7 2BT on the Castle Street elevation and one on the King Street
 elevation and one circular hanging sign to Castle Street
 elevation.
Decision Date: 09/08/2024
Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

3/2024/0382 **Longridge** **Grid Reference**
 Applications for full consent 361164 433535
Development Description:
Development Address: Proposed conversion of an agricultural building to four
 Barn at Alston Old Hall Farm Alston dwellings.
 Lane Longridge PR3 3BN
Decision Date: 09/08/2024
Officer: Ben Taylor
Decision Type: REFUSED

3/2024/0398 **Whalley** **Grid Reference**
 Variation of Condition 372800 437460
Development Description:
Development Address: Application for change of use of part of class B2/B8 unit
 Unit 26 Mitton Road Business Park (general industry/storage) to Sui Generis Mixed Use (retail,
 Whalley BB7 9YE warehouse, photo studio, sorting office). Proposed opening
 hours Monday - Friday 8.00am - 6.00pm, Saturdays 9.00am
 to 4.30pm, Sundays and Bank Holidays 10.00am to 4.00pm
Decision Date: 05/08/2024 (pursuant to variation of condition 4 of permission
Officer: Stephen Kilmartin 3/2023/0833 to only allow for the storage, display and retail
Decision Type: APPROVED WITH CONDITIONS sale of musical instruments by 'Reidy's Home of Music', as
 well as ancillary offices).

3/2024/0402 **Whalley** **Grid Reference**
 Discharge of Conditions 373812 436892
Development Description:
Development Address: Approval of details reserved by condition 7 (boundary
 Oakhill College Wiswell Lane treatment) from planning permission 3/2018/1124.
 Whalley BB7 9AF
Decision Date: 06/08/2024
Officer: Stephen Kilmartin
Decision Type: REFUSED

3/2024/0406 **Longridge** **Grid Reference**
 Applications for full consent 363333 437455
Development Description:
 Retention of unauthorised change of use of part of
Development Address:
 Springs Farm Mill House Lane
 Dilworth Bottoms Longridge PR3
 2ZP
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2024/0409 **Mellor** **Grid Reference**
 Applications for full consent 364395 431063
Development Description:
 Regularisation of demolitions and erection of two storey
 side and rear extension and single storey rear extension,
Development Address:
 83 Mellor Brow Mellor BB2 7PN
 new roof including photovoltaic panels and rooflights.
 Demolition and erection of replacement retaining wall along
 Mellor Brow.
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2024/0436 **Chatburn** **Grid Reference**
 Applications for full consent 376669 443867
Development Description:
 Proposed demolition of rear porch, removal of windows to
 rear of garage and utility room, removal of bay window and
Development Address:
 15 Crow Trees Brow Chatburn BB7
 4AA
 rear ground-floor wall of house, garden wall and steps.
 Construction of single-storey extension adjoining the
 garage, new raised patio and steps to rear garden.
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0455 **Billington and Langho** **Grid Reference**
 PRIOR NOTIFICATION OF AGRIC E 372518 434638
Development Description:
 Prior approval under Class Q (a) and (b) for the proposed
Development Address:
 Land adjacent to Miles Hill Moor
 Lane Billington BB7 9JH
 conversion of an agricultural building into one dwelling.
Officer: Kathryn Hughes
Decision Type: PRIOR APPROVAL GRANTED

3/2024/0468 **Bashall Eaves and Great Mitton** **Grid Reference**
 Applications for full consent 371167 440075
Development Description:
 Proposed construction of a general purpose agricultural
Development Address:
 Land east of Clitheroe Road Mitton
 BB7 9PH
 building to store machinery, fodder and provide housing for
 sheep when required.
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2024/0483 **Whalley** **Grid Reference**
 Certificate of Lawfulness - Proposed 373173 436337
Development Description:
 Certificate of Lawfulness for proposed dormer to rear
Development Address:
 19 Abbey Road Whalley BB7 9RP
 roofslope.
Officer: Emily Pickup
Decision Type: PERMISSION NOT REQUIRED

3/2024/0490 **Aighton, Bailey & Chaigley** **Grid Reference**
 Applications for full consent 366831 438350
Development Description:
 Proposed new double garage with residential annex above; increased hardstanding/parking area; new sewage treatment plant to discharge into watercourse; alterations to approved fenestration of single-storey extension and addition of rooflights.
Decision Date: **Development Address:**
 06/08/2024 Lower Hud Lee Farm Longridge
 Road Hurst Green BB7 9QP
Officer: Ben Taylor
Decision Type: REFUSED

3/2024/0496 **Wiswell** **Grid Reference**
 Discharge of Conditions 374666 437513
Development Description:
 Approval of details reserved by condition 7 (details of replacement tree planting) of planning permission 3/2023/0791
Decision Date: **Development Address:**
 06/08/2024 27 Pendleton Road Wiswell BB7
 9DD
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0499 **Waddington** **Grid Reference**
 Variation of Condition 373071 443711
Development Description:
 Proposed single-storey extension to rear (pursuant to variation of condition 2 (approved plans) to allow a flat roof instead of the approved pitched roof of permission 3/2024/0281.
Decision Date: **Development Address:**
 07/08/2024 15 Waddow Grove Waddington BB7
 3JL
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0504 **Clitheroe** **Grid Reference**
 Alter or Extend a Listed Building 374385 441927
Development Description:
 Listed building consent for proposed natural stone flags to rear beer garden area complete with timber balustrade edge protection. Retention of new timber boundary fence.
Decision Date: **Development Address:**
 09/08/2024 The White Lion 11 Market Place
 Clitheroe BB7 2BZ
Officer: Stephen Kilmartin
Decision Type: REFUSED

3/2024/0508 **Longridge** **Grid Reference**
 Applications for full consent 359763 436161
Development Description:
 Proposed demolition of rear conservatory and construction of single-storey extension to side and rear.
Decision Date: **Development Address:**
 08/08/2024 59 Mardale Road Longridge PR3
 3EU
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2024/0533 **Ramsgreave** **Grid Reference**
 Applications for full consent 367802 431491
Development Description:
 Proposed change of use of existing building to dwelling and formation of residential curtilage.
Decision Date: **Development Address:**
 07/08/2024 Croft Cottage Ramsgreave Hall
 Farm Higher Ramsgreave Road
 Ramsgreave
Officer: Stephen Kilmartin
Decision Type: REFUSED

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3/2024/0555 **Bowland with Leagram**
Agricultural determination
Development Address:
New Laund Farm Little Bowland
Road Chipping BB7 3BN

Decision Date:
05/08/2024

Officer: Lucy Walker
Decision Type: PERMISSION REQUIRED

Development Description:
Prior notification for covered animal gathering/handling yard consisting of steel portal framed building under profile sheet roof with poured concrete flooring 13.71m x 13.71m including associated area of external yard concreting 46m x 4m.

Grid Reference
365509 447046

3/2024/0565 **Chatburn**
Discharge of Conditions
Development Address:
Crow Trees Farm Crow Trees Brow
Chatburn BB7 4AA

Decision Date:
06/08/2024

Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Approval of details reserved by condition 5 (protected species licence) of listed building consent 3/2022/0967.

Grid Reference
376774 444018

3/2024/0587 **Chipping**
Agricultural determination
Development Address:
New Elmridge Farm Gib Hey Lane
Chipping PR3 2WU

Decision Date:
09/08/2024

Officer: Lucy Walker
Decision Type: PERMISSION NOT REQUIRED

Development Description:
Proposed roof over existing manure store.

Grid Reference
359617 440767

3/2024/0597 **Rimington and Middop**
Observations to Another Local Auth
Development Address:
Cowdale Clough Barn Brogden Lane
Barnoldswick

Decision Date:
08/08/2024

Officer: Emily Pickup
Decision Type: NO OBJECTIONS

Development Description:
Consultation on Pendle Borough Council application 24/0480/FUL for conversion of a detached garage to a residential annexe.

Grid Reference
384655 445655

3/2024/0646 **Observations to Another Local Auth**
Development Address:
BAE Samlesbury Aerodrome
Whalley Road Samlesbury BB2 7LB

Decision Date:
06/08/2024

Officer: Kathryn Hughes
Decision Type: NO OBJECTIONS

Development Description:
Consultation on South Ribble Borough Council application 07/2024/00534/FUL Erection of facility extension, formation of a turning circle to maintain the current purpose of the proposed extension area, solar PV array and associated works.

Grid Reference
362110 431426

3/2024/0650 **Observations to Another Local Auth**
Development Address:
BAE Samlesbury Aerodrome
Whalley Road Samlesbury BB2 7LB

Decision Date:
06/08/2024

Officer: Kathryn Hughes
Decision Type: NO OBJECTIONS

Development Description:
Consultation on South Ribble Borough Council application 07/2024/00483/FUL Erection of a 158m2 storage facility.

Grid Reference
362110 431426
