



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 23 August 2024

3/2024/0006 **Ribchester** **Grid Reference**
Applications for full consent **Development Description:** 364906 435980
Decision Date: **Development Address:** Change of use of part of dwelling from annexe
21/08/2024 Beck House Stoneygate Lane accommodation occupied by dependent family members to
Ribchester PR3 3YN commercial holiday let.
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2024/0152 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
Applications for full consent **Development Description:** 376508 451069
Decision Date: **Development Address:** Proposed steel portal framed agricultural livestock building.
22/08/2024 Greaves Farm Holden Lane Bolton
by Bowland BB7 4LZ
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2024/0246 **Ribchester** **Grid Reference**
Applications for full consent **Development Description:** 365257 435453
Decision Date: **Development Address:** Proposed replacement of existing kitchen supply and
22/08/2024 Ribchester Arms Blackburn Road extraction ventilation system and alterations to external
Ribchester PR3 3ZP door/window openings at rear. Formation of external
'take-away' food service counter to front elevation and use
of former store room as a servery.
Officer: Kathryn Hughes
Decision Type: APPROVED WITH CONDITIONS

3/2024/0262 **Newton** **Grid Reference**
Applications for full consent **Development Description:** 368160 452765
Decision Date: **Development Address:** Regularisation of change of use from agricultural land to the
22/08/2024 Burnhouse Farm Back Lane siting of three camping lodges, decking, hot tubs and septic
Slaidburn BB7 3EE tank with associated landscaping works.
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2024/0361 **Whalley** **Grid Reference**
Applications for full consent **Development Description:** 373287 436273
Decision Date: **Development Address:** Demolition of utility room, garage and wall to front garden.
19/08/2024 2 George Street Whalley BB7 9TH Construction of two-storey extension to side and rear,
single-storey extension to side, new double garage to rear
and new vehicular accesses to front and rear, including
parking spaces for two cars.
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

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3/2024/0376 **Clitheroe** **Grid Reference**
Applications for full consent 374371 442035
Development Description:
Decision Date: 22/08/2024 **Development Address:** 2 Church Close Clitheroe BB7 2HQ Proposed replacement of front conservatory with orangery, construction of single-storey extension to rear, conversion of garage to utility room and replacement of existing flat roof with pitched roof. New boundary fence to western boundary.
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

3/2024/0405 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
Removal of Condition 379582 454439
Development Description:
Decision Date: 23/08/2024 **Development Address:** Bowland Forest Farm Settle Road Bolton by Bowland BD23 4SN Proposed redevelopment of part of the site to extend the existing cafe, create farm shop together with a single storey extension to incorporate food prep area, storeroom and plant room. Creation of car parking, new access, landscaping and associated works (pursuant to the removal of condition 8 (reinstate footway and verge to full kerb height) of planning permission 3/2023/0775).
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2024/0470 **Ribchester** **Grid Reference**
Alter or Extend a Listed Building 365021 435188
Development Description:
Decision Date: 23/08/2024 **Development Address:** 16 Church Street Ribchester PR3 3XP Listed Building Consent for retention of unauthorised replacement of a central heating system including the removal of old cylinder, tanks and piping and insertion of a plastic flue pipe on the front wall.
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2024/0500 **Clitheroe** **Grid Reference**
Applications for full consent 374878 443268
Development Description:
Decision Date: 22/08/2024 **Development Address:** 30 Pimlico Village Pimlico Road Clitheroe BB7 4PZ Proposed demolition of existing conservatory and construction of single-storey extension to rear, two-storey extension to side and alteration of driveway/vehicular access.
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0506 **Billington and Langho** **Grid Reference**
Prior approval of a proposed enlarge 372760 435573
Development Description:
Decision Date: 22/08/2024 **Development Address:** 36 Painter Wood Whalley Old Road Billington BB7 9JD Prior notification for enlargement of dwelling by construction of one additional storey.
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0525 **Chipping** **Grid Reference**
Certificate of Lawfulness - Existing 361585 442763
Development Description:
Decision Date: 21/08/2024 **Development Address:** Isaacs Farm Barn Parsonage Lane Chipping PR3 2GJ Certificate of Lawfulness for existing use of land and buildings in association with an agricultural contractor and welding business.
Officer: Ben Taylor
Decision Type: REFUSED

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3/2024/0529 **Clitheroe** **Grid Reference**
Applications for full consent 374645 441394
Development Description:
Decision Date: **Development Address:** Proposed demolition of existing flat-roof front porch and
19/08/2024 16 Eastmoor Drive Clitheroe BB7 replacement with pitched roof porch and canopy over front
1LG window.
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0531 **Clitheroe** **Grid Reference**
Applications for full consent 374251 440994
Development Description:
Decision Date: **Development Address:** Proposed conversion of existing integral garage to study
19/08/2024 15 Copperfield Close Clitheroe BB7 and WC, construction of porch to front and provision of
1ER additional hardstanding to create extra parking.
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0534 **Clitheroe** **Grid Reference**
Discharge of Conditions 374593 442044
Development Description:
Decision Date: **Development Address:** Approval of details reserved by conditions 7 (construction
20/08/2024 Rossendale House York Street traffic management plan) and 8 (site access and off-site
Clitheroe BB7 2DL works of highway mitigation) from planning permission
3/2023/0827.
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2024/0537 **Waddington** **Grid Reference**
Application for tree works in a conser 372918 443964
Development Description:
Decision Date: **Development Address:** Fell silver birch T1; crown raise hornbeam T2.
23/08/2024 Land adjacent to Oatlands 61 West Bradford Road Waddington BB7
3JD
Officer: David Hewitt
Decision Type: APPROVED NO CONDITIONS

3/2024/0541 **Grid Reference**
Applications for full consent 374999 440859
Development Description:
Decision Date: **Development Address:** Proposed single-storey, pitched-roof extension to side and
19/08/2024 17 Standen Edge Clitheroe BB7 rear.
1RD
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0551 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
Agricultural determination 377658 448655
Development Description:
Decision Date: **Development Address:** Prior notification for roofing over an existing manure store.
23/08/2024 Bolton Peel Farm Bolton by Bowland Road Bolton by Bowland BB7 4NJ
Road Bolton by Bowland BB7 4NJ
Officer: Emily Pickup
Decision Type: PERMISSION NOT REQUIRED

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3/2024/0560 **Clitheroe** **Grid Reference**
 Applications for full consent 374275 441975
Development Description:
Development Address: Proposed change of use from drinking establishment (sui
 36 King Street Clitheroe BB7 2EU generis) to Travel Agency (Use class E).
Decision Date:
 23/08/2024
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

3/2024/0561 **Sabden** **Grid Reference**
 Application for tree works 377927 437524
Development Description:
Development Address: T1 Sycamore - side reduce away from building and crown
 1 St Nicholas Mews Sabden BB7 thin and clean, but no reduction in height , T2 hawthorn
 9HU crown raise between 3-4m and crown clean and thin but no
 reduction in height, T3 holly - fell due to dieback and low
 amenity value , T4 hawthorn -.fell due to low vigour and low
 amenity value, Fell T5 cherry due to stem cankers and lean.
Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS
Will Replace Felled TPO trees with a standard Hawthorn.
 As advised by a qualified Arborist.

3/2024/0562 **Mellor** **Grid Reference**
 Application for tree works 367165 430527
Development Description:
Development Address: Prune T1 beech, T2 sycamore and T3 beech.
 Beech Wood 26 Barker Lane Mellor
 BB2 7ED
Decision Date:
 23/08/2024
Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

3/2024/0568 **Mellor** **Grid Reference**
 Certificate of Lawfulness - Existing 366453 432044
Development Description:
Development Address: Certificate of Lawfulness for an existing first floor
 Pleasant View Farm Saccary Lane conservatory.
 Mellor BB1 9DW
Decision Date:
 22/08/2024
Officer: Emily Pickup
Decision Type: APPROVED NO CONDITIONS

3/2024/0578 **Billington and Langho** **Grid Reference**
 Discharge of Conditions 369072 434193
Development Description:
Development Address: Approval of details reserved by condition 4
 Langho Sports and Social Club (works/construction compound) of planning permission
 Dewhurst Road Langho BB6 8AF 3/2023/0664.
Decision Date:
 19/08/2024
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0582 **Mellor** **Grid Reference**
 Application for tree works 364983 430495
Development Description:
Development Address: Prune sycamore.
 Myre Ash House Mire Ash Brow
 Mellor BB2 7EZ
Decision Date:
 23/08/2024
Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

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3/2024/0621

Horton

Agricultural determination

Decision Date:
19/08/2024

Development Address:

Pasture House Farm Bank Newton
Road Gisburn BD23 3UJ

Development Description:

Prior notification for erection of agricultural manure store
30m long, 20m wide, 12m high to ridge and 12m high to
eaves and concreting of yard area.

Grid Reference

387326 450815

Officer:

Emily Pickup

Decision Type:

PERMISSION REQUIRED

3/2024/0655

Observations to Another Local Auth

Decision Date:
21/08/2024

Development Address:

Lower Brayshaw Tosside Skipton
BD23 4SU

Development Description:

Consultation on North Yorkshire Council application
ZA24/26118/VAR proposed camping/glamping site
(pursuant to variation of conditions 2 (approved plans)
and 6 (pod design) of planning permission
2022/24665/FUL.

Grid Reference

377115 458144

Officer:

Emily Pickup

Decision Type:

NO OBJECTIONS
