



RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 13 September 2024

3/2023/0614 **Wilpshire**
Applications for full consent
Development Address:
Land to east of Salesbury View
Wilpshire

Decision Date:
13/09/2024

Officer: Kathryn Hughes
Decision Type: REFUSED

Development Description:
Proposed erection of new residential development comprising 84 new homes, including 30% affordable housing, open space and associated infrastructure.

Grid Reference
368799 431728

3/2024/0010 **Clayton-le-Dale**
Applications for full consent
Development Address:
Sunnyside Longsight Road Clayton
le Dale BB1 9EX

Decision Date:
13/09/2024

Officer: Kathryn Hughes
Decision Type: REFUSED

Development Description:
Erection of six additional holiday units with associated car parking, access, roads and landscaping works.

Grid Reference
366345 433245

3/2024/0373 **Ribchester**
Applications for full consent
Development Address:
18 Church Street Ribchester PR3
3XP

Decision Date:
10/09/2024

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Planning application to replace eight PVCu windows with four sash and four casement double-glazed timber windows.

Grid Reference
365017 435198

3/2024/0374 **Ribchester**
Alter or Extend a Listed Building
Development Address:
18 Church Street Ribchester PR3
3XP

Decision Date:
10/09/2024

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Development Description:
Listed Building Consent to replace eight PVCu windows with four sash and four casement double-glazed timber windows.

Grid Reference
365017 435198

3/2024/0422 **Billington and Langho**
Applications for full consent
Development Address:
12 Northcote Park Langho
Blackburn BB6 8FB

Decision Date:
13/09/2024

Officer: Lucy Walker
Decision Type: REFUSED

Development Description:
Proposed conversion and extension of double garage to create a gym/home office.

Grid Reference
370552 434610

3/2024/0461 **Wilpshire**
 Applications for full consent
Development Address:
 Dixon House Whalley Road
 Wilpshire Lancashire BB1 9LL

Decision Date:
 12/09/2024

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed change of use of offices (class E) to a childrens care home (class C2 Residential Institutions) including installation of patio doors, composite decking and steps to rear elevation and addition of a 1.8m high timber boundary fence between Dixon House and The Homestead.

Grid Reference
 369108 432960

3/2024/0501 **BILL**
 Applications for full consent
Development Address:
 Billington and Langho Community
 Centre Whalley Road Langho BB6
 8AY

Decision Date:
 11/09/2024

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed demolition of existing canopy and construction of lean-to UPVC conservatory to side of hall.

Grid Reference
 371168 434991

3/2024/0542 **Clayton-le-Dale**
 Applications for full consent
Development Address:
 91 Ribchester Road Clayton le Dale
 BB1 9HT

Decision Date:
 13/09/2024

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed demolition of existing garage and construction of single-storey extension to rear, two-storey and single storey extension to side and paving over front garden to provide additional parking spaces.

Grid Reference
 368054 432816

3/2024/0548 **Clitheroe**
 Applications for full consent
Development Address:
 Mearley Lodge Primrose Road
 Clitheroe BB7 1DR

Decision Date:
 10/09/2024

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed single-storey extension with lantern light to front.

Grid Reference
 373843 440747

3/2024/0557 **Billington and Langho**
 Applications for full consent
Development Address:
 11 Bridge End Whalley Road
 Billington BB7 9NU

Decision Date:
 12/09/2024

Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed removal of an external timber staircase to side and replacement with a steel balcony.

Grid Reference
 373230 435896

3/2024/0566 **Mellor**
 Applications for full consent
Development Address:
 8 Carter Fold Mellor BB2 7ER

Decision Date:
 09/09/2024

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Development Description:
 Proposed conversion of garage, replacement of garage door with a window and insertion of window facing no. 10, enlargement of existing side extension including replacement of flat roof with a pitched roof and insertion of a window in the gable end facing No. 6.

Grid Reference
 365451 430726

3/2024/0573

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:

Hall Barns Farm Knowles Brow
Hurst Green BB7 9PT

Decision Date:
10/09/2024

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Grid Reference

369329 438782

Development Description:

Proposed removal and reinstatement of concrete agricultural track and hardstanding.

3/2024/0590

Gisburn

Applications for full consent

Development Address:

Home Farm Gisburn Road Gisburn
BB7 4LJ

Decision Date:
12/09/2024

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Grid Reference

381598 448290

Development Description:

Installation of two air source heat pumps to the rear.

3/2024/0599

West Bradford

Applications for full consent

Development Address:

West Bank 2 Orchard Villas
Grindleton Road West Bradford BB7
4SU

Decision Date:
13/09/2024

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Grid Reference

374275 444431

Development Description:

Proposed continuation of pitched roof over flat-roofed external store.

3/2024/0600

Billington and Langho

Applications for full consent

Development Address:

5 Cronshaw Drive Langho BB6 8EU

Decision Date:
10/09/2024

Officer:
Decision Type:

Lucy Walker
APPROVED WITH CONDITIONS

Grid Reference

370204 434142

Development Description:

Regularisation and alterations to 1.8m garden fence to side boundary of front garden.

3/2024/0608

Waddington

Application for tree works

Development Address:

67 Rowan Avenue Shireburn Park
Clitheroe BB7 3LB

Decision Date:
11/09/2024

Officer:
Decision Type:

David Hewitt
APPROVED WITH CONDITIONS

Grid Reference

372639 441965

Development Description:

Proposed crown reduction to 1 x Silver Birch and 3 x Alder trees.

3/2024/0619

Rimington and Middop

PRIOR NOTIFICATION OF AGRIC E

Development Address:

What Close Farm Burnley Road
Gisburn BB7 4JJ

Decision Date:
12/09/2024

Officer:
Decision Type:

Ben Taylor
REFUSED

Grid Reference

383192 447191

Development Description:

Prior approval under Class Q (a) and (b) for the proposed change of use of an agricultural building to one two-storey, four-bedroom dwelling.

3/2024/0624 **Bashall Eaves and Mitton** **Grid Reference**
 Variation of Condition 371071 440036
Development Description:
 Proposed demolition of existing cottage and replacement
Development Address: with a new dwelling (pursuant to variation of condition 2
 Garth Cottage Clitheroe Road Mitton (approved plans) of planning permission 3/2012/0135).
 BB7 9PH
Decision Date: 13/09/2024
Officer: Lyndsey Hayes
Decision Type: APPROVED WITH CONDITIONS

3/2024/0633 **Waddington** **Grid Reference**
 Application for tree works 372635 442040
Development Description:
 Prune Sycamore Tree.
Development Address:
 18 Shireburne Caravan Park
 Edisford Road Waddington BB7 2LB
Decision Date: 11/09/2024
Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

3/2024/0634 **Waddington** **Grid Reference**
 Application for tree works 372747 441957
Development Description:
 Fell Silver Birch.
Development Address:
 83 Shireburn Caravan Park Edisford
 Road Waddington BB7 3LB
Decision Date: 11/09/2024
Officer: David Hewitt
Decision Type: REFUSED

3/2024/0635 **Billington and Langho** **Grid Reference**
 Certificate of Lawfulness - Proposed 370083 436655
Development Description:
 Certificate of Lawfulness for proposed 1m high fencing and
Development Address: new entrance gates at vehicular access.
 The Village Hall Franklin Hill
 Brockhall Village Old Langho BB6
 8HY
Decision Date: 11/09/2024
Officer: Stephen Kilmartin
Decision Type: PERMISSION REQUIRED

3/2024/0654 **Waddington** **Grid Reference**
 Application for tree works 372694 442287
Development Description:
 Crown reduce alder tree.
Development Address:
 34 Fern Walk Shireburn Park
 Edisford Road Waddington BB7 3LB
Decision Date: 11/09/2024
Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

3/2024/0659 **Balderstone** **Grid Reference**
 Agricultural determination 363604 432661
Development Description:
 Prior notification for construction of agricultural storage
Development Address: building 30.48m long, 15.24m wide, 3.66m high to eaves,
 Land adjacent to Pewter House 5.69m high to ridge.
 Farm Commons Lane Balderstone
 BB2 7LN
Decision Date: 12/09/2024
Officer: Kathryn Hughes
Decision Type: PERMISSION NOT REQUIRED

3/2024/0669

Simonstone

Application for tree works

Decision Date:
11/09/2024

Development Address:

Trapp Forge Trapp Lane
Simonstone BB12 7QW

Development Description:

Prune T2 Beech Tree, T5 Oak Tree, G1 Hazel, G2 and Fell
T3 Cedar Tree, T4 Sycamore Tree, T7 Cypress Tree, T8,
Ash Tree, T9 Plum Tree, T10 Ash Tree.

Grid Reference

377798 435530

Officer:

David Hewitt

Decision Type:

APPROVED NO CONDITIONS

3/2024/0670

Application for tree works

Decision Date:
13/09/2024

Development Address:

50 Highwoods Park Brockhall
Village Old Langho BB6 8HN

Development Description:

Fell eight ash trees.

Grid Reference

370107 436123

Officer:

Alex Shutt

Decision Type:

APPROVED WITH CONDITIONS

3/2024/0705

Clitheroe

Non-Material amendment

Decision Date:
13/09/2024

Development Address:

11 Primrose Road Clitheroe BB7
1EA

Development Description:

Non-material amendment to planning permission
3/2024/0164 involving increase of height of garden room
and change in direction of roof pitch. Alterations to window
configuration from previously approved plan on both gable
ends.

Grid Reference

373933 440686

Officer:

Ben Taylor

Decision Type:

APPROVED WITH CONDITIONS
