



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 18 October 2024

3/2024/0037

Applications for full consent

Decision Date:
17/10/2024

Development Address:
Land adjacent to 7 and 9 Windy
Street PR3 2GD

Officer:
Decision Type:

Lyndsey Hayes
APPROVED WITH CONDITIONS

Grid Reference

362266 443284

Development Description:

Proposed drilling of two boreholes for ground source heating purposes and associated underground pipework.

3/2024/0102

Barrow

S.106 Variation

Decision Date:
18/10/2024

Development Address:
Land off Sheepfold Crescent Barrow
BB7 9XR

Officer:
Decision Type:

Lyndsey Hayes
APPROVED WITH CONDITIONS

Grid Reference

374155 438019

Development Description:

Proposed modification of S106 Agreement dated 14th January 2019 from planning permission 3/2018/0910 to allow the addition of a definition of a Protected Tenant and to modify the mortgagee exclusion clause.

3/2024/0132

Grindleton

Applications for full consent

Decision Date:
18/10/2024

Development Address:
Valley Cottage Back Lane
Grindleton BB7 4RW

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Grid Reference

375986 445547

Development Description:

Demolition of conservatory (retrospective), and construction of replacement single-storey extension to rear. Conversion of garage to living accommodation.

3/2024/0362

Gisburn

Applications for full consent

Decision Date:
18/10/2024

Development Address:
Great Dudlands Gisburn Road
Gisburn BB7 4LH

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Grid Reference

380496 447021

Development Description:

Proposed change of use of agricultural land for equestrian use and construction of riding arena with post and rail fencing 24m wide and 40m long.

3/2024/0439

Grindleton

Applications for full consent

Decision Date:
15/10/2024

Development Address:
Duke of York Inn Grindleton Brow
Grindleton BB7 4QR

Officer:
Decision Type:

Stephen Kilmartin
APPROVED WITH CONDITIONS

Grid Reference

375906 445495

Development Description:

Application for planning permission for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage.

3/2024/0440	Grindleton Alter or Extend a Listed Building	Development Description: Listed Building Consent for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage.	Grid Reference 375906 445495
Decision Date: 15/10/2024	Development Address: Duke of York Inn Grindleton Brow Grindleton BB7 4QR		
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		

3/2024/0460	Longridge Applications for full consent	Development Description: Regularisation and retention of agricultural building and hardstanding area with access gates as built.	Grid Reference 360178 434907
Decision Date: 16/10/2024	Development Address: Land to the south of Stella Maris Alston Lane Longridge PR3 3BN		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2024/0530	Sabden Applications for full consent	Development Description: Proposed conversion of barn to two two-storey, three-bedroom dwellings and one three-storey, four-bedroom dwelling with associated landscaping, outbuildings and parking.	Grid Reference 378060 437676
Decision Date: 18/10/2024	Development Address: Barn at Cockshotts Farm Stubbins Lane Sabden BB7 9EH		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		

3/2024/0552	Clitheroe Applications for full consent	Development Description: Proposed change of use of ground floor unit (Use class E) and first floor flat (Use Class C3) to House in Multiple Occupation with up to eight rooms (Use Class Sui Generis) including removal of shop front and replacement with two ground floor windows and addition of new door and window to side elevation.	Grid Reference 373869 441581
Decision Date: 18/10/2024	Development Address: Ground Floor Unit and First Floor Flat 27-29 Bawdlands Clitheroe BB7 2LA		
Officer: Decision Type:	Ben Taylor REFUSED		

3/2024/0596	Gisburn Applications for full consent	Development Description: Regularisation of existing stables and agricultural storage building and concrete apron.	Grid Reference 380496 447021
Decision Date: 17/10/2024	Development Address: Land south of Great Dudlands Gisburn Road Gisburn BB7 4LH		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2024/0609	Balderstone Variation of Condition	Development Description: Proposed removal of existing modular contractors buildings and fencing. Installation of replacement 3m high fencing and modular welfare and office buildings pursuant to variation of condition 2 (approved plans) of planning permission 3/2024/0093 to reflect alterations to the design of the contractor compounds.	Grid Reference 362560 431637
Decision Date: 17/10/2024	Development Address: Sambury Aerodrome BAE Systems Operations Ltd Myerscough Smithy Road Balderstone BB2 7LF		
Officer: Decision Type:	Rachel Hughes APPROVED WITH CONDITIONS		

3/2024/0651 **Balderstone** **Grid Reference**
 Applications for full consent **Development Description:** 363635 432346
Decision Date: **Development Address:** Proposed building to cover existing muck midden.
 16/10/2024 Smalley Fold Farm Commons Lane
 Balderstone BB2 7LP

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2024/0656 **Longridge** **Grid Reference**
 Applications for full consent **Development Description:** 360332 437191
Decision Date: **Development Address:** Proposed development of wheeled sports facility (pump
 18/10/2024 Longridge Recreation Ground track) with associated drainage.
 Kestor Lane Longridge

Officer: Lyndsey Hayes
Decision Type: APPROVED WITH CONDITIONS

3/2024/0667 **Whalley** **Grid Reference**
 Applications for full consent **Development Description:** 373262 436114
Decision Date: **Development Address:** Regularisation of unauthorised change of use to bar and
 17/10/2024 Ground floor Unit 5b Abbey Works music venue.
 King Street Whalley BB7 9SP

Officer: Kathryn Hughes
Decision Type: REFUSED

3/2024/0679 **Wilpshire** **Grid Reference**
 Variation of Condition **Development Description:** 368801 434030
Decision Date: **Development Address:** Variation of condition 11 (restriction of occupancy to 28
 15/10/2024 Dewhurst Farm (4 Dewhurst Row) days holiday use) on planning permission 3/2022/0030. To
 Longsight Road Langho BB6 8AD allow unit 1 to have extended holiday use occupancy for six
 months per person/group.

Officer: Ben Taylor
Decision Type: REFUSED

3/2024/0681 **Osbaldeston** **Grid Reference**
 Certificate of Lawfulness - Existing **Development Description:** 364947 432189
Decision Date: **Development Address:** Lawful Development Certificate for existing development
 16/10/2024 1 Proctor Fold Osbaldeston Lane involving :-
 Osbaldeston BB2 7LU 1. The change of use of former agricultural land to the rear
 of 1 Proctor Fold to garden and associated extension of
 residential curtilage, in use for over 10 years.
 2.The conversion and change of use of the former garage
 to annex completed more than 4 years ago.
 3.The lawfulness of the extension to the side of the former
 garage as part of the residential unit, completed more than
 4 years ago.

Officer: Lucy Walker
Decision Type: APPROVED NO CONDITIONS

3/2024/0682 **Wilpshire** **Grid Reference**
 Discharge of Conditions **Development Description:** 369396 433143
Decision Date: **Development Address:** Approval of details reserved by conditions 5 (landscaping)
 14/10/2024 Greenacre 1 Ribblesdale Avenue and 7 (photovoltaic panels) of planning permission
 Wilpshire BB1 9LY 3/2023/0193.

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2024/0713 **Chipping** **Grid Reference**
 Agricultural determination 361326 441055
Development Description:
 Prior notification for concreting over yard (700 m sq).
Development Address:
 Hesketh End Judd Holmes Lane
 Chipping PR3 2TJ
Decision Date:
 15/10/2024
Officer: Lucy Walker
Decision Type: PERMISSION REQUIRED

3/2024/0716 **Newton** **Grid Reference**
 Applications for full consent 368713 450066
Development Description:
 Proposed demolition of existing lean-to building and
 workshop and construction of one new agricultural livestock
 (cattle) building together with a roof over an existing
 manure store.
Development Address:
 Fober Farm Newton Road
 Newton-in-Bowland BB7 3ED
Decision Date:
 16/10/2024
Officer: Emily Pickup
Decision Type: APPROVED WITH CONDITIONS

3/2024/0739 **Bowland with Leagram** **Grid Reference**
 Application for tree works 373808 436718
Development Description:
 Deadwood sycamore T1 and crown raise limb of oak T2.
Development Address:
 2 The Oaks Whalley BB7 9FU
Decision Date:
 18/10/2024
Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS

3/2024/0786 **Bowland with Leagram** **Grid Reference**
 Agricultural determination 365509 447046
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.
Development Address:
 New Laund Farm Little Bowland
 Road Chipping BB7 3BN
Decision Date:
 15/10/2024
Officer: Lucy Walker
Decision Type: PERMISSION NOT REQUIRED

3/2024/0795 **Clitheroe** **Grid Reference**
 Non-Material amendment 374593 442044
Development Description:
 Non-material amendment to planning permission
 3/2023/0827 (Proposed change of use from nursery to eight
 flats (C3) comprising three two-bedroom units and five
 one-bedroom units) involving demolition of the conservatory
 on piers and the projecting bay on columns; additional
 paving and stone boundary walls and coping; repositioning
 of the cycle store and bin store.
Development Address:
 Rossendale House York Street
 Clitheroe BB7 2DL
Decision Date:
 17/10/2024
Officer: Ben Taylor
Decision Type: REFUSED

3/2024/0821 **Clitheroe** **Grid Reference**
 Discharge of Conditions 374474 441831
Development Description:
 Approval of details reserved by conditions 3 (window
 elevations and sections) and 4 (roof light specification) of
 planning permission 3/2024/0363.
Development Address:
 16-18 Lowergate Clitheroe BB7 1AD
Decision Date:
 16/10/2024
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS