



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 22 November 2024

**3/2024/0086**

Certificate of Lawfulness - Existing  
**Development Address:**  
Land adjacent to Rock Bottom  
Whins Lane Simonstone BB12 7QT

**Decision Date:**  
22/11/2024

**Officer:** Emily Pickup  
**Decision Type:** REFUSED

**Grid Reference**

377478 435315

**Development Description:**

Certificate of Lawfulness for regularisation of vehicular access into the disused quarry from Whins Lane, felling of trees and removal of topsoil.

**3/2024/0520**

**Clitheroe**  
Applications for full consent  
**Development Address:**  
17 Whitewell Drive Clitheroe BB7  
2NY

**Decision Date:**  
20/11/2024

**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Grid Reference**

373441 441223

**Development Description:**

Proposed demolition of existing extensions and construction of new single-storey extension to rear.

**3/2024/0523**

**Ribchester**  
Applications for full consent  
**Development Address:**  
Sunnyside Stoneygate Lane  
Ribchester PR3 3YN

**Decision Date:**  
22/11/2024

**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Grid Reference**

365109 435767

**Development Description:**

Proposed demolition of conservatory and replacement with single-storey, pitched-roof extension to rear including velux rooflights.

**3/2024/0567**

**Balderstone**  
Certificate of Lawfulness - Existing  
**Development Address:**  
BAE Systems Samlesbury  
Aerodrome Myerscough Smithy  
Road Balderstone BB2 7LF

**Decision Date:**  
22/11/2024

**Officer:** Kathryn Hughes  
**Decision Type:** APPROVED NO CONDITIONS

**Grid Reference**

362560 431637

**Development Description:**

Certificate of Lawfulness for proposed development to confirm that the development approved by outline planning permission 3/2006/0583 and reserved matters permission 3/2022/0434 can be lawfully commenced.

**3/2024/0642**

**Simonstone**  
Applications for full consent  
**Development Address:**  
Higher Trapp Hotel Trapp Lane  
Simonstone BB12 7QW

**Decision Date:**  
22/11/2024

**Officer:** Kathryn Hughes  
**Decision Type:** REFUSED

**Grid Reference**

377712 435634

**Development Description:**

Retention of two unauthorised sheds with decking and fencing containing hot tubs in garden area to front of hotel.

**3/2024/0694**      **Billington and Langho**      **Grid Reference**  
 Applications for full consent      372760    435573  
**Development Description:**  
 Proposed single-storey extension to the rear, single storey infill extension between dwelling and garage, alterations to fenestration, replacement flat roofs and addition of cladding.  
**Development Address:**  
 36 Painter Wood Whalley Old Road  
 Billington BB7 9JD  
**Decision Date:**  
 22/11/2024  
**Officer:**      Emily Pickup  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2024/0722**      **Longridge**      **Grid Reference**  
 Applications for full consent      360618    436953  
**Development Description:**  
 Proposed dormer to front, two-storey extension to rear, demolition of existing garage and replacement with new single-storey single garage and garden store.  
**Development Address:**  
 15 Highfield Drive Longridge PR3  
 3SN  
**Decision Date:**  
 21/11/2024  
**Officer:**      Lucy Walker  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2024/0745**      **Aighton, Bailey & Chaigley**      **Grid Reference**  
 Applications for full consent      368275    438410  
**Development Description:**  
 Proposed demolition of existing dwelling, erection of replacement two-storey, four-bedroom self-build dwelling with detached double garage and associated site works.  
**Development Address:**  
 Avenue Farm Avenue Road Hurst  
 Green BB7 9QB  
**Decision Date:**  
 19/11/2024  
**Officer:**      Ben Taylor  
**Decision Type:**      REFUSED

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**3/2024/0746**      **Longridge**      **Grid Reference**  
 Alter or Extend a Listed Building      362578    437851  
**Development Description:**  
 Listed Building Consent for proposed re-slating roof including re-leading valleys and chimneys and re-pointing all external walls and washing existing render.  
**Development Address:**  
 Writtenstone Farm Writtenstone  
 Lane Longridge PR3 2ZN  
**Decision Date:**  
 22/11/2024  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2024/0747**      **Clitheroe**      **Grid Reference**  
 Certificate of Lawfulness - Proposed      375251    442728  
**Development Description:**  
 Certificate of Lawfulness for proposed decking and ramp to rear.  
**Development Address:**  
 22 Green Drive Clitheroe BB7 2BB  
**Decision Date:**  
 21/11/2024  
**Officer:**      Lucy Walker  
**Decision Type:**      REFUSED

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**3/2024/0755**      **Waddington**      **Grid Reference**  
 Applications for full consent      372931    443805  
**Development Description:**  
 Planning Permission for proposed alterations to wall adjacent to driveway and installation of three air source heat pumps.  
**Development Address:**  
 Waddington Hall Clitheroe Road  
 Waddington BB7 3HP  
**Decision Date:**  
 20/11/2024  
**Officer:**      Ben Taylor  
**Decision Type:**      REFUSED

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**3/2024/0756**      **Waddington**      **Grid Reference**  
 Alter or Extend a Listed Building      372931    443805  
**Development Description:**  
 Listed Building Consent for proposed alterations to wall  
**Development Address:**      adjacent to driveway and installation of three air source  
 Waddington Hall Clitheroe Road      heat pumps.  
 Waddington BB7 3HP

**Decision Date:**  
20/11/2024

**Officer:**      Ben Taylor  
**Decision Type:**      REFUSED

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**3/2024/0772**      **Whalley**      **Grid Reference**  
 Applications for full consent      372587    436643  
**Development Description:**  
 Proposed installation of secondary acoustic fencing  
**Development Address:**      alongside existing boundary fencing which is to be retained.  
 14 Nethertown Close Whalley BB7  
 9SF

**Decision Date:**  
18/11/2024

**Officer:**      Lucy Walker  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2024/0797**      **Aighton, Bailey & Chaigley**      **Grid Reference**  
 Applications for full consent      367308    437908  
**Development Description:**  
 Proposed demolition of existing holiday let chalet and  
**Development Address:**      replacement with one single-storey two-bedroom self build  
 Hazelmere Longridge Road Hurst      dwelling. Alterations to existing access and with  
 Green BB7 9QP      replacement entrance gates and pillars.

**Decision Date:**  
22/11/2024

**Officer:**      Maya Cullen  
**Decision Type:**      REFUSED

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**3/2024/0801**           **Grid Reference**  
 Applications for full consent      377213    434719  
**Development Description:**  
 Proposed retention of 2m high boundary fence.  
**Development Address:**  
 2 Woodside Road Simonstone BB12  
 7JG

**Decision Date:**  
20/11/2024

**Officer:**      Emily Pickup  
**Decision Type:**      REFUSED

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**3/2024/0805**      **Bowland Forest (Higher)**      **Grid Reference**  
 Discharge of Conditions      366014    449950  
**Development Description:**  
 Approval of details reserved by condition3 (external  
**Development Address:**      materials) of planning permission 3/2023/0817.  
 Root Farm Dunsop Bridge Clitheroe  
 BB7 3BB

**Decision Date:**  
20/11/2024

**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2024/0807**      **Bolton-by-Bowland, Gisburn Forest and Sawley**      **Grid Reference**  
 Application for tree works in a conser      377590    446212  
**Development Description:**  
 Crown raise ash tree to 4m and crown thin and clean  
**Development Address:**      canopy.  
 Owl Dene Sawley BB7 4LE

**Decision Date:**  
22/11/2024

**Officer:**      Alex Shutt  
**Decision Type:**      APPROVED WITH CONDITIONS

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Planning Applications decided week ending: 22 November 2024

**3/2024/0828**

**Chipping**

Discharge of Conditions

**Decision Date:**  
22/11/2024

**Development Address:**

Dog and Partridge Hesketh Lane  
Chipping PR3 2TH

**Development Description:**

Approval of details reserved by condition 3 (materials) of  
planning permission 3/2023/0156.

**Grid Reference**

361865 441312

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2024/0835**

**Billington and Langho**

Non-Material amendment

**Decision Date:**  
22/11/2024

**Development Address:**

Land Adjacent to Ferns Northcote  
Road Langho BB6 8BG

**Development Description:**

Non-material amendment to application 3/2022/0537  
involving proposed enhancements to appearance of  
approved dwellings.

**Grid Reference**

370717 434576

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2024/0871**

**Clitheroe**

Non-Material amendment

**Decision Date:**  
20/11/2024

**Development Address:**

11 Primrose Road Clitheroe BB7  
1EA

**Development Description:**

Non-material amendment to application 3/2024/0164  
involving moving the location of the proposed garden room  
closer to the house.

**Grid Reference**

373933 440686

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**3/2024/0909**

**Wilpshire**

Application for tree works

**Decision Date:**  
18/11/2024

**Development Address:**

Land between Salesbury View and  
Warrenside Close next to Knotts  
Brook.

**Development Description:**

Prune trees to a safe distance from power lines.

**Grid Reference**

368696 431720

**Officer:**

David Hewitt

**Decision Type:**

APPROVED NO CONDITIONS