



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 29 November 2024

3/2024/0061	Billington and Langho Discharge of Conditions	Development Description: Approval of details reserved by conditions 7 (Desk Study), 8 (Foul and surface water drainage scheme), 9 (Construction Management Plan), 10 (Bat and bird boxes), 12 (Landscaping), 13 (New footway and dropped kerb access), 15 (Management and maintenance of estate road), 16 (Internal estate roads) of planning permission 3/2022/0537.	Grid Reference 370717 434576
Decision Date: 29/11/2024	Development Address: Land Adjacent to Ferns Northcote Road Langho BB6 8BG		
Officer: Decision Type:	Kathryn Hughes APPROVED WITH CONDITIONS		

3/2024/0213	Rimington and Middop Applications for full consent	Development Description: Regularisation of Restaurant and Car Park	Grid Reference 382097 446306
Decision Date: 28/11/2024	Development Address: Gazegill Organic Farm Lower Gazegill Farm Cross Hill Lane Rimington BB7 4EE		
Officer: Decision Type:	Ben Taylor REFUSED		

3/2024/0465	Longridge Applications for full consent	Development Description: Installation of 2.4m high wire mesh perimeter security fence and gates including electronically controlled sliding vehicular gate to Barnacre Road.	Grid Reference 359961 437763
Decision Date: 29/11/2024	Development Address: Barnacre Road Primary School Barnacre Road Longridge PR3 2PD		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2024/0481	Gisburn Prior notification for the installation a	Development Description: Prior notification for installation of eight solar panels to the front roof slope.	Grid Reference 383185 448910
Decision Date: 25/11/2024	Development Address: 1a Old Coach House Main Street Gisburn BB7 4HL		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		

3/2024/0535	Salesbury Applications for full consent	Development Description: Proposed erection of two-storey extension to side and detached double garage to front.	Grid Reference 367499 433770
Decision Date: 26/11/2024	Development Address: Happy Cottage Lovely Hall Lane Copster Green BB1 9EQ		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2024/0549	Clitheroe Applications for full consent Development Address: 4 Nelson Street Clitheroe BB7 2NQ	Development Description: Regularisation of change of use to holiday let.	Grid Reference 373020 441785
Decision Date: 26/11/2024	Officer: Stephen Kilmartin Decision Type: APPROVED WITH CONDITIONS		
3/2024/0576	Rimington and Middop Advertisements Development Address: Coulthurst Jubilee Field Back Lane Rimington BB7 4EL	Development Description: Advertisement consent for regularisation of 24 non-illuminated aluminium advertisement boards secured to the timber fencing around the football pitch. Advertisements to be on display 1 week prior to the first game in the season until 1 week after the last game of the season.	Grid Reference 380383 445821
Decision Date: 29/11/2024	Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS		
3/2024/0585	Applications for full consent Development Address: 3 Church Street Clitheroe BB7 2DD	Development Description: Change of use from hot food takeaway (sui generis) to two ground-floor commercial units (Use Class E) and a HMO on the first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include partial demolition and infill extensions, conversion of <u>garage to rear and roof alteration, insertion of rooflights and new door to main building.</u> Replacement timber windows to front.	Grid Reference 374397 441941
Decision Date: 28/11/2024	Officer: Emily Pickup Decision Type: REFUSED		
3/2024/0687	Bowland with Leagram Applications for full consent Development Address: Bowland Wild Boar Park Wardsley Road Chipping PR3 2HB	Development Description: Regularisation of change of use of woodland to wedding venue, including creation of hard standing, construction of toilet block and storage container and construction of large marquee area consisting of joined and separate tips.	Grid Reference 365972 445114
Decision Date: 27/11/2024	Officer: Maya Cullen Decision Type: REFUSED		
3/2024/0723	Bolton-by-Bowland, Gisburn Forest and Sawley Applications for full consent Development Address: Corgill Lodge Holden Lane Bolton by Bowland BB7 4LZ	Development Description: Proposed independent sewage treatment plant to serve single dwelling.	Grid Reference 377206 450032
Decision Date: 29/11/2024	Officer: Emily Pickup Decision Type: APPROVED WITH CONDITIONS		
3/2024/0734	Newsholme and Paythorne Variation of Condition Development Address: Land adj Knot Lane at Hooper Farm Horton BD23 3JT	Development Description: Proposed installation of eight holiday accommodation pods with associated service buildings, access track and use of land for associated holiday use (pursuant to variation of conditions 8 (completion of access track), 9 (implementation of parking and turning facilities), 16 (SW drainage strategy), 17 (construction SW management plan) and 18 (SW operation and maintenance manual) on <u>planning permission 3/2023/0089.</u>	Grid Reference 384130 451330
Decision Date: 28/11/2024	Officer: Ben Taylor Decision Type: APPROVED WITH CONDITIONS		

3/2024/0754

Applications for full consent
Development Address:
 86 Whalley Road Langho BB6 8EQ

Decision Date:
 28/11/2024

Officer: Lucy Walker
Decision Type: REFUSED

Grid Reference

370492 434170

Development Description:

Proposed two-storey extension to side and rear including conversion of garage and insertion of larger dormer to front roofslope, additional rooflight to rear roofslope.

3/2024/0776

Slaidburn & Easington
 Alter or Extend a Listed Building
Development Address:
 Brook House Green Hole House
 Lane Slaidburn BB7 4TS

Decision Date:
 28/11/2024

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

373924 454621

Development Description:

Listed Building Consent for repairs to roof of dwelling and attached barns including removal and reinstatement of roof slates.

3/2024/0777

Longridge
 Applications for full consent
Development Address:
 Oak Tree Farm Preston Road
 Longridge PR3 3BL

Decision Date:
 29/11/2024

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

359543 435221

Development Description:

Proposed demolition of existing conservatory and replacement with single-storey extension.

3/2024/0793

Chipping
 Applications for full consent
Development Address:
 1 Ferry Butts Garstang Road
 Chipping PR3 2QJ

Decision Date:
 27/11/2024

Officer: Lucy Walker
Decision Type: REFUSED

Grid Reference

361188 442969

Development Description:

Proposed conversion of existing garage and workshop to two-storey living accommodation and integral garage. Alterations to include new slate roof and timber cladding.

3/2024/0803

Mellor
 Applications for full consent
Development Address:
 10 Barker Lane Mellor BB2 7ED

Decision Date:
 28/11/2024

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

367198 430426

Development Description:

Proposed demolition of existing single storey porch/ bedroom/ utility, car port, conservatory and detached garage. Construction of two-storey side extension, single storey rear extension and new front porch. Replacement windows and doors, alterations and resurfacing of driveway and installation of solar panels and render finish to SE side elevation.

3/2024/0804

Bolton-by-Bowland, Gisburn Forest and Sawley
 Alter or Extend a Listed Building
Development Address:
 6 Main Street Bolton by Bowland
 Clitheroe BB7 4NW

Decision Date:
 28/11/2024

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

Grid Reference

378448 449351

Development Description:

Listed Building Consent for replacement first-floor windows to rear elevation.

3/2024/0812 **Clitheroe**
 Applications for full consent
Development Address: 14 Castle Street Clitheroe BB7 2BX
Decision Date: 26/11/2024
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

Development Description: Proposed removal of existing shop front and installation of replacement featuring a redwood timber frame and single-glazed laminated glass.

Grid Reference
 374339 441786

3/2024/0813 **Aighton, Bailey & Chaigley**
 Applications for full consent
Development Address: Lower Hud Lee Farm Longridge Road Hurst Green BB7 9QP
Decision Date: 28/11/2024
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

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 additional rooflights.

Grid Reference
 366831 438350

3/2024/0819 **Billington and Langho**
 Certificate of Lawfulness - Proposed
Development Address: The Village Hall Franklin Hill Brockhall Village Old Langho BB6 8HY
Decision Date: 26/11/2024
Officer: Stephen Kilmartin
Decision Type: APPROVED NO CONDITIONS

Development Description: Certificate of Lawfulness for proposed 1m high fencing and new entrance gates at vehicular access.

Grid Reference
 370083 436655

3/2024/0831 **Osbaldeston**
 Applications for full consent
Development Address: 1 Ribblesdale Place Osbaldeston Lane Osbaldeston BB2 7LX
Decision Date: 26/11/2024
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

Development Description: Proposed two-storey garage with one-bedroom annex on first floor.

Grid Reference
 364851 432451

3/2024/0878 **Barrow**
 Variation of Condition
Development Address: Old Row Whalley Road Barrow BB7 9AZ
Decision Date: 28/11/2024
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

Development Description: Variation of condition 2 (approved plans - to relocate and increase the motorbike parking provision alongside rearranging the ancillary buildings to allow for more space around substation) of planning permission 3/2023/0153 for the proposed erection of a 66 bed care home (use class C2) for elderly people with associated parking, access, landscaping and associated ground works, alongside the erection of 3 dwellings (use class C3) following the demolition of nos. 23-25 Old Row.

Grid Reference
 373779 438441

3/2024/0938 **Bolton-by-Bowland, Gisburn Forest and Sawley**
 Discharge of Conditions
Development Address: Old Sawley Grange Gisburn Rd Sawley BB7 4LH
Decision Date: 26/11/2024
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

Development Description: Approval of details reserved by condition 9 (written scheme of investigation) from planning permission 3/2021/0955.

Grid Reference
 379261 446842