



email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk) tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Please note the following types of application are not for consultation - Agricultural Determinations, Discharge of Conditions, Certificates of Lawfulness, Non-Material Amendments, Observations to Another Authority and Screening Opinions

**Planning Applications received week ending: 24 January 2025**  
**Comments By: 14 February 2025**

<b>3/2024/0867</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b> 368825 440339
<b>DATE VALID:</b> 20/01/2025	<b>Development Address:</b> Doctors Well Barn Morton House Farm Birdy Brow Clitheroe BB7 9QY	Proposed change of use of land for the construction of a domestic equestrian riding arena incorporating pathways for the applicant and their horses; associated landscaping (hedge planting) to provide additional screening.	
<b>Officer:</b>	Emily Pickup 01200 425111		
<b>3/2024/1014</b>	Variation of Condition	<b>Development Description:</b>	<b>Grid Reference</b> 370193 435852
<b>DATE VALID:</b> 14/01/2025	<b>Development Address:</b> Keepers Cottage Northcote Road Langho BB6 8BD	Variation of Condition 1 (Approved Plans) and Condition 19 (HVAC) of previous application 3/2022/0637 as varied by application 3/2024/0245.	
<b>Officer:</b>	Ben Taylor 01200 425111		
<b>3/2025/0001</b>	Non-Material amendment	<b>Development Description:</b>	<b>Grid Reference</b> 376774 444018
<b>DATE VALID:</b> 16/01/2025	<b>Development Address:</b> Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA	Non material amendment to application 3/2022/0966 to amend house internal floorplans to include cylinder (associated with air source heat pumps) and addition of air source heat pumps locations (externally) to dwellings.	
<b>Officer:</b>	Stephen Kilmartin 01200 425111		
<b>3/2025/0006</b>	Applications for full consent	<b>Development Description:</b>	<b>Grid Reference</b> 368275 438410
<b>DATE VALID:</b> 17/01/2025	<b>Development Address:</b> Avenue Farm Avenue Road Hurst Green BB7 9QB	Proposed demolition of existing dwelling, erection of replacement two-storey, four-bedroom self-build dwelling with detached double garage and associated site works.	
<b>Officer:</b>	Ben Taylor 01200 425111		
<b>3/2025/0010</b>	Certificate of Lawfulness - proposed	<b>Development Description:</b>	<b>Grid Reference</b> 377292 446714
<b>DATE VALID:</b> 14/01/2025	<b>Development Address:</b> Green End Sawley Road Grindleton BB7 4RS	Certificate of Lawfulness of proposed re-pointing of external walls including chimney stacks.	
<b>Officer:</b>	Ben Taylor 01200 425111		
<b>3/2025/0011</b>	Discharge of Conditions	<b>Development Description:</b>	<b>Grid Reference</b> 375839 449841
<b>DATE VALID:</b> 15/01/2025	<b>Development Address:</b> land opposite Bay Gate Cottage Barret Hill Brow Bolton by Bowland BB7 4PQ	Approval of details reserved by condition 4 (bat emergence surveys carried out between May and September) on planning permission 3/2021/1182.	
<b>Officer:</b>	Ben Taylor 01200 425111		

**3/2025/0014**

**DATE VALID:**  
17/01/2025

**Officer:**

Certificate of Lawfulness - Proposed  
**Development Address:**  
27-29 Bawdlands Clitheroe BB7 2LA

Ben Taylor  
01200 425111

**Development Description:**

Lawful Development Certificate for proposed reinstatement of previous use.

**Grid Reference**

373869 441581

**3/2025/0016**

**DATE VALID:**  
14/01/2025

**Officer:**

Certificate of Lawfulness - Existing  
**Development Address:**  
Meadow Brook Barn Saccary Lane  
Mellor BB1 9DW

Maya Cullen  
01200 425111

**Development Description:**

Certificate of Lawfulness for existing use as B8 commercial storage.

**Grid Reference**

366336 432183

**3/2025/0020**

**DATE VALID:**  
10/01/2025

**Officer:**

Application for tree works  
**Development Address:**  
Bromley Ribchester Road Clayton le  
Dale BB1 9EG

Alex Shutt  
01200 425111

**Development Description:**

Crown raise and clean T1 oak; crown raise and clean T2 beech - clear telecoms lines; fell T3 suppressed spruce; fell T4 ash tree owing to advanced colonisation of ADB; Fell row of 15 overgrown leylandii H1.

**Grid Reference**

367247 433322

**3/2025/0022**

**DATE VALID:**  
21/01/2025

**Officer:**

Applications for full consent  
**Development Address:**  
Higher Edge Farm Tinklers Lane  
Slaidburn BB7 4TP

Ben Taylor  
01200 425111

**Development Description:**

Proposed demolition of front porch and replacement with new porch. Raising of roof. Construction of two-storey extension to side and single-storey extension to rear. Addition of new windows and insertion of rooflights. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply to the property. Creation of garden area to rear and paved area to front.

**Grid Reference**

374364 452565

**3/2025/0029**

**DATE VALID:**  
13/01/2025

**Officer:**

Variation of Condition  
**Development Address:**  
Joes Barn Meanley Farm Easington  
Road Slaidburn BB7 3AF

Ben Taylor  
01200 425111

**Development Description:**

Variation of conditions 3 (restriction of overnight stays to shooting activity) and 4 (restriction to farm welfare purposes) on planning permission 3/2020/0487 (for proposed change of use of existing converted barn to mixed use as one-bedroom farm welfare accommodation, shoot rest accommodation and guest accommodation) to allow use of the converted barn as a holiday let.

**Grid Reference**

371403 449927

**3/2025/0030**

**DATE VALID:**  
14/01/2025

**Officer:**

Discharge of Conditions  
**Development Address:**  
Fober Farm Newton Road  
Newton-in-Bowland BB7 3ED

Emily Pickup  
01200 425111

**Development Description:**

Approval of details reserved by conditions 6 (Biodiversity Gain Plan) and 7 (Habitat Management and Monitoring Plan) of planning permission 3/2024/0716.

**Grid Reference**

368713 450066

**3/2025/0031**

**DATE VALID:**  
16/01/2025

**Officer:**

Discharge of Conditions  
**Development Address:**  
Bolton Fold Farm Alston Lane  
Longridge PR3 3BN

Maya Cullen  
01200 425111

**Development Description:**

Approval of details reserved by conditions 3 (external materials), 4 (construction management plan) and 7 (landscaping scheme) on planning permission 3/2024/0618.

**Grid Reference**

360295 435306

**3/2025/0035**

Agricultural determination  
**Development Address:**  
 Land at Rakefoot Farm Thornley  
 Road Chaigley Clitheroe BB7 3LY

**DATE VALID:**  
 17/01/2025

**Officer:**  
 Lucy Walker  
 01200 425111

**Grid Reference**

366215 441603

**Development Description:**

Prior notification for proposed extension of agricultural track under Schedule 2 Parts 6 and 7 of the GDPO.

**3/2025/0036**

Observations to Another Local Auth  
**Development Address:**  
 Land to the south of Whalley Old  
 Road Blackburn

**DATE VALID:**  
 20/01/2025

**Officer:**  
 Maya Cullen  
 01200 425111

**Grid Reference**

369867 430347

**Development Description:**

Consultation on Blackburn With Darwen application 10/24/1067 Variation of Condition Nos 1 "approved site layout", 2 "approved boundary treatment" and 4 "approved detailed landscape plan" pursuant to planning application 10/22/0722 "Reserved Matters Application (Regulation 4) for Approval of the reserved matters for the access, appearance, landscaping, layout and scale for the erection of 165 dwellings pursuant to outline application 10/20/0716" supplemented by non-material amendment application 10/24/0888 " amend description to "Approval of the reserved matters for the access, appearance, landscaping, layout and scale for the erection of up to 165 dwellings pursuant to outline application 10/20/0716" - number of plots reduced from 165 to 161; reposition plots in south east corner away from embankment; reposition substation; realignment of the PROW in the eastern POS; remove the sustainable drainage basing (SUDs) to the south; increase the size of the remaining SUDs and provide additional on-site surface wat

**3/2025/0037**

Agricultural determination  
**Development Address:**  
 Land on the east side of Clerk Hill  
 Road just to the south of the access  
 to Whalley Golf Club Whalley

**DATE VALID:**  
 21/01/2025

**Officer:**  
 Emily Pickup  
 01200 425111

**Grid Reference**

374692 435727

**Development Description:**

Prior notification of proposed agricultural storage building 18.28m long, 12.19m wide, 5.44m high to ridge, 3.65m high to eaves.