



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 7 February 2025

**3/2024/0196**

**Clitheroe**

Discharge of Conditions

**Development Address:**

Land off Hawthorne Farm  
Hawthorne Place Clitheroe BB7  
2HU

**Decision Date:**  
05/02/2025

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

374343 442473

**Development Description:**

Approval of details reserved by Conditions 9 (surface water sustainable drainage scheme) and 17 (boundary treatment) of planning permission 3/2019/1104.

**3/2024/0421**

Discharge of Conditions

**Development Address:**

Broad Oaks Northcote Road Langho  
BB6 8BQ

**Decision Date:**  
05/02/2025

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

370707 434615

**Development Description:**

Approval of details reserved by conditions 5 (drainage) and 6 (drainage) of planning permission 3/2023/0381.

**3/2024/0464**

**Read**

Applications for full consent

**Development Address:**

Land opposite Rake Bottom George  
Lane Read BB12 7RD

**Decision Date:**  
05/02/2025

**Officer:**

Kathryn Hughes

**Decision Type:**

REFUSED

**Grid Reference**

376325 434949

**Development Description:**

Proposed two-storey detached dwelling with integral garage, parking and landscaping. To include widening of existing vehicular access to the existing electricity substation to provide access to the new dwelling.

**3/2024/0476**

**Aighton, Bailey & Chaigley**

Applications for full consent

**Development Address:**

Plane Tree Farm Chipping Road  
Chaigley BB7 3LT

**Decision Date:**  
05/02/2025

**Officer:**

Lucy Walker

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

367732 441971

**Development Description:**

Proposed general purpose open-sided agricultural building 18.28m long, 9.14m wide, 4.27m high to eaves, 5.57m high to ridge.

**3/2024/0521**

**Chipping**

Discharge of Conditions

**Development Address:**

Talbot Hotel (Barn) 5 Talbot Street  
Chipping PR3 2QE

**Decision Date:**  
07/02/2025

**Officer:**

Kathryn Hughes

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

362283 443328

**Development Description:**

Approval of details reserved by condition 15 (hard surfacing) of planning permission 3/2023/0085.

Planning Applications decided week ending: 7 February 2025

**3/2024/0522**      **Chipping**  
Discharge of Conditions  
**Development Address:**  
Talbot Hotel (Barn) 5 Talbot Street  
Chipping PR3 2QE

**Decision Date:**  
07/02/2025

**Officer:** Kathryn Hughes  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
Approval of details reserved by conditions 9 (parking and access), and 12 (boundary treatment) of listed building consent 3/2023/0086

**Grid Reference**  
362283    443328

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**3/2024/0610**      **Balderstone**  
Applications for full consent  
**Development Address:**  
Green Beech Higher Commons  
Lane Balderstone BB2 7PS

**Decision Date:**  
05/02/2025

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

**Development Description:**  
Certificate of Lawfulness for proposed single-storey extension to side.

**Grid Reference**  
364102    431266

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**3/2024/0671**      **Thornley-with-Wheatley**  
Applications for full consent  
**Development Address:**  
Meadowcroft Clough Lane Chipping  
PR3 2TP

**Decision Date:**  
05/02/2025

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

**Development Description:**  
Proposed two storey extension to rear (north) elevation to replace existing and engineering works to alter ground levels.

**Grid Reference**  
362884    441381

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**3/2024/0931**      **Clitheroe**  
Applications for full consent  
**Development Address:**  
71 Park Avenue Clitheroe BB7 2HP

**Decision Date:**  
07/02/2025

**Officer:** Emily Pickup  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
Proposed demolition of existing detached garage and construction of new detached garage to rear.

**Grid Reference**  
374489    442536

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**3/2024/0946**      **Chipping**  
Applications for full consent  
**Development Address:**  
8 Windy Street Chipping PR3 2GD

**Decision Date:**  
05/02/2025

**Officer:** Maya Cullen  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:**  
Proposed installation of air source heat pump to rear.

**Grid Reference**  
362266    443253

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**3/2024/0957**      **Clayton-le-Dale**  
Applications for full consent  
**Development Address:**  
Ellerslie House Ribchester Road  
Clayton Le Dale BB1 9EE

**Decision Date:**  
05/02/2025

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

**Development Description:**  
Proposed single storey extension to provide specialist care residential facility for person with complex needs with associated staff accommodation.

**Grid Reference**  
367418    433100

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Planning Applications decided week ending: 7 February 2025

**3/2024/0972**      **Ramsgreave**      **Grid Reference**  
Applications for full consent      **Development Description:**      367008    431765  
**Decision Date:**      **Development Address:**      Proposed installation of two air source heat pumps.  
06/02/2025      Mountain Ash Farm Haggs Hall  
Fields Higher Ramsgreave Road  
Ramsgreave BB1 9DS  
**Officer:**      Lucy Walker  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2024/0982**      **Whalley**      **Grid Reference**  
Applications for full consent      **Development Description:**      372739    436487  
**Decision Date:**      **Development Address:**      Regularisation of conversion of garage to home gym.  
07/02/2025      6 Nab View Whalley BB7 9YG  
**Officer:**      Maya Cullen  
**Decision Type:**      REFUSED

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**3/2024/0993**      **Billington and Langho**      **Grid Reference**  
Certificate of Lawfulness - Proposed      **Development Description:**      372699    435622  
**Decision Date:**      **Development Address:**      Certificate of Lawfulness for proposed single-storey  
05/02/2025      29 Painter Crescent Billington BB7      extension to rear 4m long for the width of the existing  
9XN      house, to include bifold doors and two velux windows.  
**Officer:**      Emily Pickup  
**Decision Type:**      PERMISSION NOT REQUIRED

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**3/2024/1010**      **Aighton, Bailey & Chaigley**      **Grid Reference**  
Applications for full consent      **Development Description:**      367181    437849  
**Decision Date:**      **Development Address:**      Relocation of garden store and erection of garage.  
05/02/2025      3 Bailey Green Cottages Longridge  
Road Hurst Green BB7 9QP  
**Officer:**      Maya Cullen  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2024/1015**      **Clitheroe**      **Grid Reference**  
Applications for full consent      **Development Description:**      373194    441168  
**Decision Date:**      **Development Address:**      Proposed flat-roof dormer to front and single-storey  
05/02/2025      19 Newlands Avenue Clitheroe BB7      extension to rear.  
2PU  
**Officer:**      Lucy Walker  
**Decision Type:**      APPROVED WITH CONDITIONS

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**3/2025/0011**      **Grindleton**      **Grid Reference**  
Discharge of Conditions      **Development Description:**      375839    449841  
**Decision Date:**      **Development Address:**      Approval of details reserved by condition 4 (bat emergence  
07/02/2025      land opposite Bay Gate Cottage      surveys carried out between May and September) on  
Barret Hill Brow Bolton by Bowland      planning permission 3/2021/1182.  
BB7 4PQ  
**Officer:**      Ben Taylor  
**Decision Type:**      APPROVED WITH CONDITIONS

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Planning Applications decided week ending: 7 February 2025

**3/2025/0023**

**Longridge**

Discharge of Conditions

**Decision Date:**  
07/02/2025

**Development Address:**

Writtenstone Farm Writtenstone  
Lane Longridge PR3 2ZN

**Officer:**

Ben Taylor

**Decision Type:**

APPROVED WITH CONDITIONS

**Grid Reference**

362578 437851

**Development Description:**

Approval of details reserved by conditions 3 (specification of replacement roof slates), 4 (specification of new rainwater goods) and 7 (sample of new mortar/pointing works) on Listed Building Consent 3/2024/0746.

**3/2025/0035**

**Aighton, Bailey & Chaigley**

Agricultural determination

**Decision Date:**  
07/02/2025

**Development Address:**

Land at Rakefoot Farm Thornley  
Road Chaigley Clitheroe BB7 3LY

**Officer:**

Lucy Walker

**Decision Type:**

PERMISSION NOT REQUIRED

**Grid Reference**

366215 441603

**Development Description:**

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