



# RIBBLE VALLEY BOROUGH COUNCIL

Council Offices  
Church Walk  
Clitheroe BB7 2RA

## Planning Applications decided week ending: 14 February 2025

<b>3/2024/0799</b>	<b>Simonstone</b> Applications for full consent <b>Development Address:</b> Unit 16 Baublock Blackburn Road Simonstone BB12 7FS	<b>Development Description:</b> Retrospective application for change of use from use class E(g) offices to class E(d) gym and extension of opening hours to 24 hours Monday-Sunday inclusive.	<b>Grid Reference</b> 377864 433469
<b>Decision Date:</b> 14/02/2025			
<b>Officer:</b> <b>Decision Type:</b>	Kathryn Hughes REFUSED		
<b>3/2024/0853</b>	<b>Aighton, Bailey &amp; Chaigley</b> Applications for full consent <b>Development Address:</b> Land off Longridge Road Hurst Green BB7 9QP	<b>Development Description:</b> Proposed agricultural building. Regularisation of works to existing access and access track.	<b>Grid Reference</b> 367109 438189
<b>Decision Date:</b> 11/02/2025			
<b>Officer:</b> <b>Decision Type:</b>	Maya Cullen APPROVED WITH CONDITIONS		
<b>3/2024/0896</b>	<b>West Bradford</b> Applications for full consent <b>Development Address:</b> Halsteads Farm Grindleton Road West Bradford BB7 4QH	<b>Development Description:</b> Proposed erection of a building for the sale of items produced on the farm (use class E(a)) together with associated car parking and seating area.	<b>Grid Reference</b> 374760 444857
<b>Decision Date:</b> 14/02/2025			
<b>Officer:</b> <b>Decision Type:</b>	Ben Taylor APPROVED WITH CONDITIONS		
<b>3/2024/0900</b>	<b>Billington and Langho</b> Applications for full consent <b>Development Address:</b> 7 Hawthorn Close Langho BB6 8DZ	<b>Development Description:</b> Proposed demolition of existing single-storey side extension and construction of a two-storey side extension.	<b>Grid Reference</b> 370910 433639
<b>Decision Date:</b> 13/02/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		
<b>3/2024/0910</b>	<b>Clayton-le-Dale</b> Non-Material amendment <b>Development Address:</b> Craigmore Longsight Road Copster Green BB1 9EX	<b>Development Description:</b> Non-material amendment to planning permission 3/2021/1274 involving changes to first-floor windowsill levels and raising level of and introduction of supports to cantilevered canopy at ground-floor level.	<b>Grid Reference</b> 366325 433112
<b>Decision Date:</b> 13/02/2025			
<b>Officer:</b> <b>Decision Type:</b>	Lucy Walker APPROVED WITH CONDITIONS		

Planning Applications decided week ending: 14 February 2025

**3/2024/0960**      **Clayton-le-Dale**  
Applications for full consent  
**Development Address:** 61 Knowsley Road Wilpshire BB1 9PN  
**Decision Date:** 14/02/2025  
**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Proposed single-storey extension to rear.

**Grid Reference**  
368558    432329

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**3/2024/0963**      **Ribchester**  
Applications for full consent  
**Development Address:** 5 Church Street Ribchester PR3 3XP  
**Decision Date:** 12/02/2025  
**Officer:** Maya Cullen  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Proposed conversion of loft and insertion of new dormer to rear and two conservation rooflights to front. Single storey extension to rear.

**Grid Reference**  
365048    435133

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**3/2024/0988**      **Waddington**  
Discharge of Conditions  
**Development Address:** The Hawthorns West Bradford Road Waddington BB7 3JE  
**Decision Date:** 13/02/2025  
**Officer:** Ben Taylor  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Approval of details reserved by conditions 11 (Construction Method Statement), 19 (bat and bird boxes), 21 (landscaping) and 22 (SW drainage strategy) of planning permission 3/2024/0668.

**Grid Reference**  
373563    444056

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**3/2024/1011**      **Ramsgreave**  
Applications for full consent  
**Development Address:** 1 Kay Fold Lodge Ramsgreave BB1 8NG  
**Decision Date:** 12/02/2025  
**Officer:** Lucy Walker  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Proposed stone built porch with pitched roof over.

**Grid Reference**  
367793    430737

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**3/2024/1017**      **Chipping**  
Discharge of Conditions  
**Development Address:** Talbot Hotel 5 Talbot Street Chipping PR3 2QE  
**Decision Date:** 13/02/2025  
**Officer:** Kathryn Hughes  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Approval of details reserved by conditions 4 (details of windows and doors), 18 (landscaping plan/tree planting) and 20 (curtilage/boundary treatment) of planning permission 3/2023/0085.

**Grid Reference**  
362283    443328

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**3/2024/1018**      **Chipping**  
Discharge of Conditions  
**Development Address:** Talbot Hotel 5 Talbot Street Chipping PR3 2QE  
**Decision Date:** 13/02/2025  
**Officer:** Kathryn Hughes  
**Decision Type:** APPROVED WITH CONDITIONS

**Development Description:** Approval of details reserved by conditions 4 (door and window details) and 12 (boundary treatment) of listed building consent 3/2023/0086.

**Grid Reference**  
362283    443328

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Planning Applications decided week ending: 14 February 2025

**3/2024/1025**

**Waddington**

Applications for full consent

**Decision Date:**  
13/02/2025

**Development Address:**

Waddington Hall Clitheroe Road  
Waddington BB7 3HP

**Officer:**  
**Decision Type:**

Ben Taylor  
APPROVED WITH CONDITIONS

**Grid Reference**

372931 443805

**Development Description:**

Planning Permission for proposed alterations to wall adjacent to driveway and installation of three air source heat pumps.

**3/2024/1026**

**Waddington**

Alter or Extend a Listed Building

**Decision Date:**  
14/02/2025

**Development Address:**

Waddington Hall Clitheroe Road  
Waddington BB7 3HP

**Officer:**  
**Decision Type:**

Ben Taylor  
APPROVED WITH CONDITIONS

**Grid Reference**

372931 443805

**Development Description:**

Listed Building Consent for proposed alterations to wall adjacent to driveway and installation of three air source heat pumps.

**3/2025/0016**

**Mellor**

Certificate of Lawfulness - Existing

**Decision Date:**  
14/02/2025

**Development Address:**

Meadow Brook Barn Saccary Lane  
Mellor BB1 9DW

**Officer:**  
**Decision Type:**

Maya Cullen  
REFUSED

**Grid Reference**

366336 432183

**Development Description:**

Certificate of Lawfulness for existing use as B8 commercial storage.

**3/2025/0037**

**Whalley**

Agricultural determination

**Decision Date:**  
14/02/2025

**Development Address:**

Land on the east side of Clerk Hill Road just to the south of the access to Whalley Golf Club Whalley

**Officer:**  
**Decision Type:**

Emily Pickup  
REFUSED

**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.

**3/2025/0042**

**Pendleton**

Application for tree works in a conser

**Decision Date:**  
13/02/2025

**Development Address:**

The Old Village School Main Street  
Pendleton BB7 1PT

**Officer:**  
**Decision Type:**

David Hewitt  
APPROVED NO CONDITIONS

**Grid Reference**

375847 439586

**Development Description:**

Fell G1 (Hawthorn, Elder and Holly) and replace with new hedgerow. Fell T1 Holly.