



email: planning@ribblevalley.gov.uk

tel: 01200 425111

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: 28 February 2025
Comments By: 21 March 2025

3/2024/0864

Applications for full consent
Development Address:
Conkers Day Nursery Dewhurst
Road Langho BB6 8AF

DATE VALID:
14/02/2025

Officer:
Emily Pickup
01200 425111

Development Description:

Change of use from day nursery (Use Class E (f)) to a mixed use including day nursery and education facility (sui generis).

Grid Reference

368979 434285

3/2024/1000

Applications for full consent
Development Address:
Barn at Greengore Hill Lane Hurst
Green BB7 9QT

DATE VALID:
14/02/2025

Officer:
Kathryn Hughes
01200 425111

Development Description:

Change of use of land to form extended residential curtilage and construction of residential storage building. Formation of new vehicular access from Hill Lane for new agricultural building.

Grid Reference

367369 438921

3/2025/0009

Applications for full consent
Development Address:
Beck House Stonegate Lane
Ribchester PR3 3YN

DATE VALID:
11/02/2025

Officer:
Ben Taylor
01200 425111

Development Description:

Proposed change of use of annexe (currently known as Beck House Cottage) to separate residential dwelling.

Grid Reference

364906 435980

3/2025/0024

Applications for full consent
Development Address:
39 Ribchester Road Wilpshire BB1
9HU

DATE VALID:
11/02/2025

Officer:
Lucy Walker
01200 425111

Development Description:

Proposed demolition of conservatory and replacement with single-storey extension to rear. Insertion of two pitched-roof dormers to front roofslope.

Grid Reference

368407 432677

3/2025/0038

Applications for full consent
Development Address:
Units 3 3A 4 and 4A Cheetall Farm
Clitheroe Road Bashall Eaves BB7
3LH

DATE VALID:
13/02/2025

Officer:
Maya Cullen
01200 425111

Development Description:

Proposed demolition of single-storey rear and side extensions and conversion of barn to two dwellings with associated curtilage and parking areas.

Grid Reference

371958 441992

3/2025/0046

Applications for full consent
Development Address:
Cut Thorn Farm Shire Lane Hurst
Green BB7 9QR

DATE VALID:
13/02/2025

Officer:
Maya Cullen
01200 425111

Development Description:

Proposed demolition of existing conservatory and replacement with single-storey side garden room. Erection of Flag Pole.

Grid Reference

36809 43804

3/2025/0068

DATE VALID:
13/02/2025

Officer:

Applications for full consent
Development Address:
NJS Rehabilitation Cow Ark
Equestrian Centre Whitewell Road
Cow Ark BB7 3DG
Ben Taylor
01200 425111

Development Description:

Proposed construction of a two-bedroom rural workers' self-build dwelling, new access track, package treatment unit and solar panels on existing stables building.

Grid Reference

366470 443676

3/2025/0081

DATE VALID:
11/02/2025

Officer:

Reserved Matters (following outline)
Development Address:
Land adj to 110 Ribchester Road
Clayton le Dale BB1 9HQ
Lucy Walker
01200 425111

Development Description:

Reserved matters application relating to appearance, landscaping, layout, scale following outline planning permission 3/2022/0632 for one self-build dwelling with access applied for.

Grid Reference

367729 433017

3/2025/0091

DATE VALID:
19/02/2025

Officer:

Alter or Extend a Listed Building
Development Address:
41 Castle Street Clitheroe BB7 2BT
Kathryn Hughes
01200 425111

Development Description:

Listed Building Consent for proposed outside seating area and new handrail.

Grid Reference

374346 441878

3/2025/0092

DATE VALID:
19/02/2025

Officer:

Applications for full consent
Development Address:
41 Castle Street Clitheroe BB7 2BT
Kathryn Hughes
01200 425111

Development Description:

Planning permission for proposed outside seating area and new handrail.

Grid Reference

374346 441878

3/2025/0096

DATE VALID:
13/02/2025

Officer:

Applications for full consent
Development Address:
20 Somerset Avenue Wilpshire BB1 9JD
Lucy Walker
01200 425111

Development Description:

Proposed single-storey extension and raised decking to rear.

Grid Reference

368567 432709

3/2025/0111

DATE VALID:
13/02/2025

Officer:

Applications for full consent
Development Address:
Land off Hothersall Lane Hothersall
PR3 2XB
Lucy Walker
01200 425111

Development Description:

Proposed new agricultural building for livestock and storage of feed, equipment and machinery.

Grid Reference

361805 435055

3/2025/0121

DATE VALID:
10/02/2025

Officer:

Application for tree works
Development Address:
Bramley Meade Hall Wiswell Lane
Whalley BB7 9AF
David Hewitt
01200 425111

Development Description:

Fell T1 (lime) and T2 (Pine)

Grid Reference

373746 437005

3/2025/0123

Certificate of Lawfulness - Proposed

DATE VALID:
11/02/2025

Development Address:
11 Riverside Clitheroe BB7 2NP

Development Description:

Certificate of Lawfulness for proposed insertion of new window opening on ground-floor side elevation.

Grid Reference

372870 441780

Officer:

Emily Pickup
01200 425111

3/2025/0129

Non-Material amendment

DATE VALID:
18/02/2025

Development Address:
Victoria Terrace Mellor Brow BB2 7PL

Development Description:

Non-material amendment to planning permission 3/2023/0390 to reflect the as built construction of the new access in accordance with the S278 Agreement.

Grid Reference

364149 431053

Officer:

Ben Taylor
01200 425111

3/2025/0130

Agricultural determination

DATE VALID:
17/02/2025

Development Address:
Higher Highfield Farm Tinklers Lane Slaidburn BB7 4TP

Development Description:

Prior notification for proposed roofing over existing silage clamp under Part 6 Class A of the GDPO.

Grid Reference

372702 452622

Officer:

Emily Pickup
01200 425111

3/2025/0134

Agricultural determination

DATE VALID:
20/02/2025

Development Address:
Land off Longridge Road Hurst Green BB7 9QP

Development Description:

Proposed general purpose agricultural storage building for feed and machinery and extension to hardcore track 13.72m long, 10m wide, 4.6m high to eaves and 6m high to ridge.

Grid Reference

367109 438189

Officer:

Maya Cullen
01200 425111

3/2025/0136

Non-Material amendment

DATE VALID:
21/02/2025

Development Address:
Smithyfield House 1 Mount Pleasant Sabden BB7 9EU

Development Description:

Non-material amendment to planning permission 3/2022/0299 to substitute four-panel bi-fold doors for two-panel sliding UPVC doors. Installation of flat skylight 3m x 0.6m.

Grid Reference

378116 437271

Officer:

Emily Pickup
01200 425111

3/2025/0152

Application for tree works in a conser

DATE VALID:
24/02/2025

Development Address:
10 The Dene Hurst Green BB7 9QF

Development Description:

Reduce T1 Sycamore by half, reduce T2 Beech Tree by half. Fell T3 Oak Tree (dead). Reduce T4 Oak Tree to 15 feet - a large limb has broken off and the embankment shows signs of slipping.

Grid Reference

368342 437933

Officer:

Alex Shutt
01200 425111