



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 14 March 2025

3/2023/0706	Hothersall Applications for full consent	Development Description: Proposed erection of 34 Class E(g) units and one battery storage and maintenance unit with associated parking and access. Resubmission of application 3/2022/0553.	Grid Reference 361561 437175
Decision Date: 14/03/2025	Development Address: Higher College Farm Lower Road Longridge PR3 2YY		
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		

3/2024/0870	Applications for full consent	Development Description: Proposed two-storey extension to side.	Grid Reference 369267 434213
Decision Date: 12/03/2025	Development Address: Cunliffe House Cottage Longsight Road Langho BB6 8AD		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		

3/2024/0983	Longridge Variation of Condition	Development Description: Variation of condition 17 (SW drainage) on permission 3/2021/1262 for the erection of 4no. commercial units (Use Class E) to allow the verification report to be provided after the commencement of works.	Grid Reference 360162 436389
Decision Date: 12/03/2025	Development Address: Land at the north of the Chapel Hill site Longridge		
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		

3/2024/1014	Billington and Langho Variation of Condition	Development Description: Variation of Condition 1 (Approved Plans), Condition 3 (Landscaping), Condition 4 (Access arrangements), Condition 6 (Parking and turning facilities), Condition 7 (Electric vehicle charging) and Condition 19 (HVAC) of previous application 3/2022/0637 as varied by application 3/2024/0245.	Grid Reference 370193 435852
Decision Date: 12/03/2025	Development Address: Keepers Cottage Northcote Road Langho BB6 8BD		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		

3/2024/1039	Longridge Variation of Condition	Development Description: Variation of condition 2 on planning permission 3/2020/0498 for proposed construction of three holiday cottages with associated parking and amenity areas.	Grid Reference 361455 433386
Decision Date: 14/03/2025	Development Address: Land to the North of Beech House Alston Lane Longridge PR3 3BN		
Officer: Decision Type:	Maya Cullen REFUSED		

3/2025/0013 **Salesbury** **Grid Reference**
 Applications for full consent 368012 434276
Development Description:
Development Address: Proposed demolition of outbuilding, two storey extension to
 Wheatley Barn Farm Longsight side and rear, canopy over front entrance and associated
 Road Copster Green BB1 9ES site works.

Decision Date:
 12/03/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0029 **Newton** **Grid Reference**
 Variation of Condition 371403 449927
Development Description:
Development Address: Variation of conditions 3 (restriction of overnight stays to
 Joes Barn Meanley Farm Easington shooting activity) and 4 (restriction to farm welfare
 Road Slaidburn BB7 3AF 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.

Decision Date:
 14/03/2025

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2025/0044 **Longridge** **Grid Reference**
 Variation of Condition 359926 436637
Development Description:
Development Address: Variation of condition 2 (amendment of approved plans) on
 32 Hacking Drive Longridge PR3 planning permission 3/2024/0243 for proposed
 3FP single-storey extension to front and side and new front
 porch.

Decision Date:
 10/03/2025

Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0045 **Clitheroe** **Grid Reference**
 Applications for full consent 361422 442628
Development Description:
Development Address: Proposed demolition of lean-to side and rear extensions to
 Little Daub Hall Parsonage Lane be replaced with lean-to side extension and rear lean-to
 Chipping PR3 2GJ canopy including alteration to vehicular access and parking.
 Replacement of existing windows.

Decision Date:
 14/03/2025

Officer: Maya Cullen
Decision Type: APPROVED WITH CONDITIONS

3/2025/0048 **Clitheroe** **Grid Reference**
 Certificate of Lawfulness - Proposed 374116 441947
Development Description:
Development Address: Certificate of Lawfulness for proposed internal alterations to
 Castle View House 38 Castle View convert redundant first floor staff accommodation into two
 Clitheroe BB7 2DT additional care units, increasing the number of residents to
 12.

Decision Date:
 14/03/2025

Officer: Ben Taylor
Decision Type: PERMISSION NOT REQUIRED

3/2025/0082 **Whalley** **Grid Reference**
 Prior notification of proposed larger h 373665 436621
Development Description:
Development Address: Prior notification for a larger home extension. Proposed
 10 Deer Park Crescent Whalley BB7 single storey rear extension with a flat roof. Length 6.2m,
 9XH max height 3.0m, height at eaves 2.6m.

Decision Date:
 13/03/2025

Officer: Emily Pickup
Decision Type: PRIOR APPROVAL GRANTED

3/2025/0104 **Longridge** **Grid Reference**
 Discharge of Conditions 362578 437851
Development Description:
Decision Date: **Development Address:** Approval of details reserved by condition 26 (written
 14/03/2025 Writtenstone Farm Writtenstone scheme of investigation) on planning permission
 Lane Longridge PR3 2ZN 3/2024/0622.

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2025/0105 **Longridge** **Grid Reference**
 Alter or Extend a Listed Building 362578 437851
Development Description:
Decision Date: **Development Address:** Approval of details reserved by condition 14 (written
 14/03/2025 Writtenstone Farm Writtenstone scheme of investigation) of Listed Building Consent
 Lane Longridge PR3 2ZN 3/2024/0623.

Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2025/0108 **Clitheroe** **Grid Reference**
 Application for tree works 373211 441555
Development Description:
Decision Date: **Development Address:** Pine Tree 632 remove exposed snags, thin upper canopy
 14/03/2025 St Pauls Church Edisford Road by 10%, reduce lower canopy spread by 3m over road.
 Clitheroe BB7 2LS Pine Tree 680 remove past deadwood, thin canopy spread
 over bus stop by 10%.

Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS

3/2025/0109 **Bolton-by-Bowland, Gisburn Forest and Sawley** **Grid Reference**
 Application for tree works in a conser 377581 446426
Development Description:
Decision Date: **Development Address:** Fell five roadside cypress trees.
 14/03/2025 Abbey Lea Sawley Road Sawley
 BB7 4LE

Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS

3/2025/0110 **Clitheroe** **Grid Reference**
 Application for tree works in a conser 374562 441920
Development Description:
Decision Date: **Development Address:** Prune conifers back to behind boundary wall line adjacent
 14/03/2025 Tesco Stores Ltd Waterloo Road to 3a Back York Street.
 Clitheroe BB7 1LP

Officer: Alex Shutt
Decision Type: APPROVED WITH CONDITIONS

3/2025/0130 **Slaidburn & Easington** **Grid Reference**
 Agricultural determination 372702 452622
Development Description:
Decision Date: **Development Address:** Prior notification for proposed roofing over existing silage
 12/03/2025 Higher Highfield Farm Tinklers Lane clamp under Part 6 Class A of the GDPO.
 Slaidburn BB7 4TP

Officer: Emily Pickup
Decision Type: PERMISSION NOT REQUIRED

3/2025/0136

Sabden

Non-Material amendment

Decision Date:
14/03/2025

Development Address:

Smithyfield House 1 Mount Pleasant
Sabden BB7 9EU

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Grid Reference

378116 437271

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.