



RIBBLE VALLEY BOROUGH COUNCIL

Council Offices
Church Walk
Clitheroe BB7 2RA

Planning Applications decided week ending: 21 March 2025

3/2024/0498

Barrow

Applications for full consent

Decision Date:
21/03/2025

Development Address:

Penrhyn Whalley Road Barrow BB7 9BA

Officer:
Decision Type:

Emily Pickup
APPROVED WITH CONDITIONS

Grid Reference

373925 438560

Development Description:

Proposed roof lift and installation of dormers, extensions to front, rear and sides to create five-bedroom, two-storey dwelling, double garage and patio area. Installation of solar panels and extension of residential curtilage.

3/2024/0937

Mellor

Applications for full consent

Decision Date:
17/03/2025

Development Address:

30 Barker Lane Mellor BB2 7ED

Officer:
Decision Type:

Lucy Walker
APPROVED WITH CONDITIONS

Grid Reference

367149 430546

Development Description:

Proposed dormers to front and rear.

3/2024/0999

Clitheroe

Applications for full consent

Decision Date:
19/03/2025

Development Address:

Rosendale House York Street
Clitheroe BB7 2DL

Officer:
Decision Type:

Ben Taylor
APPROVED WITH CONDITIONS

Grid Reference

374593 442044

Development Description:

Proposed change of use from nursery to eight flats (C3) comprising three two-bedroom units and five one-bedroom units. Amendments to details approved under 3/2023/0827.

3/2024/1022

Billington and Langho

Applications for full consent

Decision Date:
19/03/2025

Development Address:

Highcroft Painter Wood Whalley Old
Road Billington BB7 9JD

Officer:
Decision Type:

Maya Cullen
REFUSED

Grid Reference

372820 435615

Development Description:

Proposed partial demolition and partial new build of existing five-bedroom dwelling to create a new-build five-bedroom dwelling on the same site.

3/2024/1023

Clitheroe

Discharge of Conditions

Decision Date:
20/03/2025

Development Address:

8 10 8A and former Edward Davies
and Sons Ltd Shawbridge Street
Clitheroe BB7 1LY

Officer:
Decision Type:

Stephen Kilmartin
APPROVED WITH CONDITIONS

Grid Reference

374578 441788

Development Description:

Approval of details reserved by conditions 3 (external materials), 4 (window details and sections), 5 (roof light details), 6 (boundary treatments), 7 (lighting) and 8 (bat boxes) from planning permission 3/2023/0842.

Planning Applications decided week ending: 21 March 2025

3/2024/1024 **Clitheroe** **Grid Reference**
 Discharge of Conditions 374578 441788
Development Description:
Decision Date: **Development Address:**
 20/03/2025 8 10 8A and former Edward Davies Approval of details reserved by conditions 3 (external materials), 4 (window details and section), 6 (boundary treatments), 7 (lighting) and 8 (bat boxes) of listed building consent 3/2023/0843.
 and Sons Ltd Shawbridge Street
 Clitheroe BB7 1LY
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

3/2024/1037 **Clitheroe** **Grid Reference**
 Advertisements 374339 441786
Development Description:
Decision Date: **Development Address:**
 18/03/2025 14 Castle Street Clitheroe BB7 2BX Proposed non-illuminated fascia sign.
Officer: Stephen Kilmartin
Decision Type: APPROVED WITH CONDITIONS

3/2024/1040 **Longridge** **Grid Reference**
 Applications for full consent 360613 434399
Development Description:
Decision Date: **Development Address:**
 21/03/2025 Alston Lane Farm Alston Lane Proposed demolition of existing conservatory and replacement with single-storey extension to rear.
 Longridge PR3 3BN
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0006 **Aighton, Bailey & Chaigley** **Grid Reference**
 Applications for full consent 368275 438410
Development Description:
Decision Date: **Development Address:**
 21/03/2025 Avenue Farm Avenue Road Hurst Proposed demolition of existing dwelling, erection of replacement two-storey, four-bedroom self-build dwelling with detached double garage and associated site works.
 Green BB7 9QB
Officer: Ben Taylor
Decision Type: APPROVED WITH CONDITIONS

3/2025/0043 **Grid Reference**
 Applications for full consent 369338 433030
Development Description:
Decision Date: **Development Address:**
 21/03/2025 2 Anderson Road Wilpshire BB1 Proposed removal of existing roof and replacement with raised roof containing 7 roof lights plus windows in both gables to accommodate two additional bedrooms in roofspace.
 9LZ
Officer: Lucy Walker
Decision Type: APPROVED WITH CONDITIONS

3/2025/0053 **Wilpshire** **Grid Reference**
 Variation of Condition 368832 434044
Development Description:
Decision Date: **Development Address:**
 18/03/2025 4 Dewhurst Row Longsight Road Variation of condition 11 (holiday let restriction) of planning permission 3/2022/0030 (Substitution of cottage type for unit one of the holiday cottages approved under 3/2020/1025 to increase the maximum letting time to one person/group of persons from 28 days to 90 days in any calendar year.
 Langho BB6 8AD
Officer: Ben Taylor
Decision Type: REFUSED

Planning Applications decided week ending: 21 March 2025

3/2025/0055	Read PRIOR NOTIFICATION OF AGRIC E	Development Description: Prior approval under Class Q (a) and (b) for the proposed change of use of one agricultural building to one two-storey, four-bedroom dwelling.	Grid Reference 376607 435030
Decision Date: 20/03/2025	Development Address: Holkers Farm Whins Lane Read BB12 7RB		
Officer: Decision Type:	Ben Taylor REFUSED		
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3/2025/0058	Bashall Eaves and Mitton Applications for full consent	Development Description: Proposed replacement garage/outbuilding following demolition of existing.	Grid Reference 372669 439739
Decision Date: 18/03/2025	Development Address: Fishes and Peggy Hill House Henthorn Road Clitheroe BB7 3BY		
Officer: Decision Type:	Emily Pickup APPROVED WITH CONDITIONS		
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3/2025/0060	Grindleton Discharge of Conditions	Development Description: Approval of details reserved by conditions 4 (window and door detail), 5 (rooflights), 9 (external lights), 10 (boundary treatment), 14 (Cycle store), and 17 (landscaping) of planning permission 3/2024/0528.	Grid Reference 373312 445670
Decision Date: 18/03/2025	Development Address: Eaves Hall Farm Moor Lane West Bradford BB7 3JG		
Officer: Decision Type:	Ben Taylor APPROVED WITH CONDITIONS		
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3/2025/0064	Billington and Langho Discharge of Conditions	Development Description: Approval of details reserved by condition 5 (biodiversity gain plan), condition 6 (habitat management and monitoring plan) and the statutory biodiversity gain condition on planning permission 3/2024/0839	Grid Reference 371734 435345
Decision Date: 20/03/2025	Development Address: Higher Elker Farm Whalley Road Billington BB7 9HY		
Officer: Decision Type:	Lucy Walker APPROVED WITH CONDITIONS		
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3/2025/0072	Clitheroe Non-Material amendment	Development Description: Non-material amendment to planning permission 3/2018/0181 to amend one entrance feature and remove the other.	Grid Reference 373905 442207
Decision Date: 20/03/2025	Development Address: Land off Waddington Road Clitheroe BB7 2JD		
Officer: Decision Type:	Stephen Kilmartin APPROVED WITH CONDITIONS		
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3/2025/0080	Chipping Discharge of Conditions	Development Description: Approval of details reserved by condition 4 (bat licence) on planning permission 3/2023/0937.	Grid Reference 362062 443301
Decision Date: 19/03/2025	Development Address: Nos 1 2 3 4 5 6 9 12 15 18 19 20 29 34 35 38 Kirkfield Chipping PR3 2GL		
Officer: Decision Type:	Maya Cullen APPROVED WITH CONDITIONS		

Planning Applications decided week ending: 21 March 2025

3/2025/0148

Wilpshire

Application for tree works

Decision Date:
21/03/2025

Development Address:

Land at The Grange Wilpshire BB1
9JU

Development Description:

Fell nine trees: T471 pine, T473 Ash, T474 Ash, T475 Ash,
T477 Willow, T482 Ash, T483 Ash, T486 Ash T487 Ash.

Grid Reference

368833 432360

Officer:

Alex Shutt

Decision Type:

APPROVED WITH CONDITIONS

3/2025/0151

Clitheroe

Application for tree works in a conser

Decision Date:
18/03/2025

Development Address:

Prospect House Church Brow
Clitheroe BB7 2AA

Development Description:

Tree works - T1 to be felled.

Grid Reference

374438 442106

Officer:

David Hewitt

Decision Type:

APPROVED WITH CONDITIONS
