

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2008/0858

DECISION DATE: 04 February 2009

DATE RECEIVED: 07/10/2008

APPLICANT:

Lee Carter Health Studio
Lee Carter Health Studio
Lowergate
Clitheroe
BB7 1AD

AGENT:

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancs
BB7 2AG

DEVELOPMENT PROPOSED: Proposed change of use from gymnasium and retail to office and domestic with additional retail.

AT: Lee Carter Health Studio Lowergate Clitheroe BB7 1AD

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The café on the first floor shall be operated as an ancillary use to the retail unit on the ground floor and shall not be an independent café or restaurant use; and it shall not be open to customers outside the hours of 8.00am and 11.00pm on any day.

REASON: For the avoidance of doubt and in the interests of the amenities of nearby residents and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.
Policy G2 - Settlement Strategy.

SUMMARY OF REASONS FOR APPROVAL

The proposed alternative uses for this building are appropriate to its town centre location and would not have any seriously detrimental effects on the amenities of nearby residents.

P.T.O.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES