

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

---

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2023/0202

**DECISION DATE:** 22 September 2023

**DATE RECEIVED:** 13/04/2023

**APPLICANT:**

Dr Ralph Pickup  
Schofield and Pickup Dental Practice  
1 Waddington Road  
Clitheroe  
BB7 2HJ

**AGENT:**

Mr Craig Harrison  
Sunderland Peacock Associates Ltd  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG

**DEVELOPMENT PROPOSED:** Conversion to dental practice. Proposed extension to provide clean utility at first floor and staff dining room at second floor. New window replacement throughout.

**AT:** 7 to 9 King Street Clitheroe BB7 2EU

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

6726-P01 D Proposed Floor Plans, Elevations and OS Plan

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. All new and replacement windows and doors shall be constructed in timber, of which the elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation.

The development shall be carried out in strict accordance with the approved details; the approved details shall thereafter be retained in perpetuity.

Reason: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to protect the character and appearance of the existing building.

5. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the extension hereby approved shall have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rainwater goods, soffit/overhangs and window/door reveals and show in context the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to protect the character and appearance of the existing building.

6. The hours of operation of the Class E (Dental Practice) use hereby approved shall be limited to that of:

Monday - Friday: 08:00hrs to 20:00hrs

Saturday and Sundays: 08:00hrs to 17:00hrs

For the avoidance of doubt there shall be no commercial activities undertaken from the premises related to the use hereby approved outside of these hours (unless in the case of emergency appointments).

Reason: To clarify the nature of the consent hereby approved and to ensure the extents of the activities associated with the use hereby approved remains compatible with the character of the area.

### **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.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

*Nicola Hopkins*

**NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

## Notes

### Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

### Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.