

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2024/0858

DECISION DATE: 22 April 2025

DATE RECEIVED: 08/11/2024

APPLICANT:

Mr Gary Walmsley
15 Calfcote Lane
Longridge
Preston
PR3 3ST

AGENT:

Mr Tim Brown
TB Planning
11 Weavers Lane
Sudbury
Suffolk
CO10 2EZ

DEVELOPMENT PROPOSED: Application for retrospective planning permission for external alterations to and change of use of Backcastle Works from storage (B8) to exercise/yoga studio; rehabilitation studio; bicycle repair workshop and storage.

AT: Backcastle Works Pendle Court Little Lane Longridge PR3 3WY

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

- Location Plan (drawing ref: JM-0307 001)
- Existing Site Plan (drawing ref: JM-0307 002)
- Proposed As-Built Floorplans & Sections (drawing ref: JM-0307 003 Rev A)
- Existing Prior To Works Floorplan (drawing ref: JM-0307 005)

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

2. The development hereby permitted as shown in the approved As-Built Floorplans (drawing ref: JM-0307 003 Rev A) shall be used for the purposes of:-

- Unit 3 - exercise/yoga studio (Class E(d))
- Unit 2 - rehabilitation studio (Class E(d))
- Unit 5 - bicycle repair workshop (Class E(c)(iii))
- Units 1 and 4 – storage units (Class B8)

and for no other purpose, including any use falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Reason: To retain the specific use granted so that other uses within the same Use Class would not give rise to adverse effects on amenity and highway safety, in accordance with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Plan.

3. The sound Level (LAeq, 2 minutes) from the premises shall not exceed the representative background sound level (LA90, 2 minutes) by more than 3dB(A) between the hours of 07:00-23:00 and shall not exceed the representative background sound level between 23:00-07:00.

Readings shall be taken from the midway point of the street in front of the exercise studio/gym on Backcastle works and the houses on Pendle Court.

Reason: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise, in accordance with Policy DMG1 of the Ribble Valley Core Strategy and Policy LNPD3 of the adopted Longridge Neighbourhood Plan.

4. No amplified music shall be played on the premises.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy DMG1 of the Ribble Valley Core Strategy and Policy LNPD3 of the adopted Longridge Neighbourhood Plan.

5. The Exercise/Yoga Studio and Rehabilitation Studio (units 2 and 3), and Bike Repair Workshop (unit 5) uses hereby approved shall only be operated between the following hours:

Exercise/Yoga Studio and Rehabilitation Studio:

Monday to Friday: 06:00 to 20:00

Saturdays: 07:00 to 16:00

Sundays: 09:00 to 14:00

Bike Repair Workshop:

Monday to Friday: 09:00 to 18:00

Saturdays: 09:00 to 18:00

Sundays: Closed

For the avoidance of doubt there shall be no business or activities operated or undertaken on the site associated within the above use classes hereby approved outside the stated operating hours/days.

Reason: To clarify the nature of the consent hereby approved and to ensure the development hereby approved remains compatible with the character of the area in accordance with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy and Policy LNPD3 of the adopted Longridge Neighbourhood Plan.

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.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

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.