

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: 3/2025/0231

DECISION DATE: 10 October 2025

DATE RECEIVED: 16/05/2025

APPLICANT:

Nester
Nester Estates Ltd
Inside Track
Unit 2 Primrose Business Park
Primrose Road
Clitheroe
BB7 1DR

AGENT:

Mr Andrew Kirk
22 Fylde Road
Poulton le Fylde
FY6 7JE

DEVELOPMENT PROPOSED: Change of use from hot food takeaway (sui generis) to two ground floor commercial units (Use Class E) and a HMO on the ground, first, second and third floors (Use Class C4). Installation of new shop front in converted garage to rear opening into the council car park. Building works to rear to include partial demolition and rebuild of existing rear single-story extension, conversion of garage to rear, insertion of rooflights and new door to main building.

AT: 3 Church Street Clitheroe BB7 2DD

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:

Location Plan

Proposed Site Plan 03-205 Rev P9

Proposed Floor Plans 03-203 Rev P11

Proposed Elevations 03-204 Rev P10

Construction Phase Plan 10/08/2025

3 Church Street - Clitheroe (statement)

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

3. The materials to be used on the external surfaces of the development as indicated on the Application Form 3/2025/0231 hereby approved and as contained within the submitted information shall be implemented in 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. Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development.

The development shall be carried out 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.

5. Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation.
The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

6. Elevational and section details of the proposed windows and doors including details of framing materials 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.

REASON: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

7. Notwithstanding the submitted details, no removal of the stone flags to the rear of the site shall be undertaken unless details including a methodology for the removal, repair and relaying has been first submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To preserve and protect fabric that is considered to be of heritage and visual amenity value.

8. The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

REASON: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

9. The house in multiple occupation hereby approved shall have no more than five bedrooms as marked on approved plan 'Proposed Floor Plans 03-203 Rev P11', with each bedroom occupied as single rooms only and not exceeding one bedspace. The area hereby approved as shared kitchen / dining space shall not be laid out with bed-space provision.

REASON: Occupation above that listed above would result in overly intensive use of the property to the detriment of the amenity of future occupiers and nearby neighbours as well as the character and function of the immediate area.

10. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent re-enactment, the approved use shall only be used as a small house in multiple occupation (Use Class C4) for up to five occupants.

REASON: To clarify the permitted use of the property. Occupation above that listed above would result in overly intensive use of the property to the detriment of the amenity of future occupiers and nearby neighbours as well as the character and function of the immediate area.

11. Cycle storage shall be provided in accordance with the details as shown on Proposed Site Plan 03-205 Rev P9 and Proposed Floor Plans 03-203 Rev P11 prior to the house in multiple occupation (HMO) use hereby approved first becoming operative. This shall be thereafter retained and kept free of obstruction and available for the storage of a minimum of 5 bicycles at all times.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

12. Refuse storage for the development hereby approved shall be provided in accordance with the details as shown on Proposed Site Plan 03-205 Rev P9, Proposed Floor Plans 03-203 Rev P11 and the Waste Management Strategy prior to the uses hereby approved first becoming operative. All refuse and recycling bins shall be stored within the confines of the application property at all times thereafter, save for when they need to be presented on the street on bin collection day(s).

Reason: To ensure proper storage of waste and suitable refuse collection arrangements appropriate to the use of the site.

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.

INFORMATIVES:

1	There must be no storage of materials in the public highway at any time.
2	There must be no standing or waiting of machinery or vehicles in the public highway at any time.
3	A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or e-mailing lhsstreetworks@lancashire.gov.uk
4	All references to public highway include footway, carriageway, and verge.
5	The HMO will require a license from Ribble Valley Borough Council.

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.