

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: 3/2026/0003

DECISION DATE: 09 April 2026

DATE RECEIVED: 13/02/2026

APPLICANT:

Mrs Karin Pinder
29 Church Street
Slaidburn
BB7 3ER

AGENT:

DEVELOPMENT PROPOSED: Proposed change of use from residential accommodation to retail gallery and art studio.

AT: Old Post Office 3 Church Street, Slaidburn, BB7 3ER.

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 1:2500 21/12/2025

- Site Plan 1:200 23/01/2026

- Change Of Use Drawing No: 02/SLAID (Proposed Floor Plan 1:100)

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

3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the areas indicated as 'Retail Gallery Area' and 'Art Studio Area' on Change Of Use Drawing No: 02/SLAID (Proposed Floor Plan 1:100) shall only be used for the purposes of Commercial, Business and Service Use Class E (a) and (g) (iii) respectively and for no other purpose, including any other purpose within Use Class E.

Reason: To define the scope of the permission hereby approved and to ensure that the development remains compatible with the character of the area.

4. The E(a) use hereby approved within the ground floor area of the building known as 3 Church Street, Slaidburn shall only be open for business between the following hours:

- 10:00 to 16:30 Monday to Friday
- 11:00 to 16:30 Saturday and Sunday

There shall be no business operated from the premises outside the stated opening hours.

Reason: To comply with the terms of the application and in the interests of protecting the amenities of the surrounding area.

5. No amplified music shall be played on the premises at any time and no sound amplifying or audio equipment shall be installed, be it temporary or permanent, without details having first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the locality, especially for people living and / or working nearby.

6. The development hereby approved shall be operated and managed in accordance with the supporting document titled 'Information For LCC Highways' (received 26.02.2026).

Reason: To avoid unnecessary parking on the highway to the detriment of highway safety and to ensure that any future changes to customer numbers and the operation of the business can be fully considered by the Local Planning Authority, in consultation with the Highway Authority.

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

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.