

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: 3/2026/0033

DECISION DATE: 12 June 2026

DATE RECEIVED: 19/03/2026

APPLICANT:

Mr and Mrs Marhraoui
Wellsprings (Pendle Hill) Ltd
Wellsprings Hotel
Clitheroe Road
Sabden
BB7 9HN

AGENT:

Mr Patrick C Durkin
Durkin Architectural
Heritage Exchange
South Lane Mills
Elland
Calderdale
HX5 0HG

DEVELOPMENT PROPOSED: Regularisation of change of use of part of car park for siting of hot food takeaway cabin (use class sui generis).

AT: Wellsprings Hotel Clitheroe Road Sabden BB7 9HN

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 carried out in complete accordance with the proposals as detailed on drawings:

Location Plan
Proposed Site Layout
Scaled Plan of Food Cabin
Statement Received 27/05/2026

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

2. The materials to be used on the external surfaces of the development as indicated on the Application Form 3/2026/0033 hereby approved and as contained within the submitted information shall be retained 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.

3. The use hereby approved shall only be operated between the following hours:
10am - 5pm Monday to Sunday

There shall be no business operated from the approved building outside the stated operating hours including Sundays or Bank Holidays.

Reason: To comply with the terms of the application and in the interests of highway safety to reduce conflict with the operations and parking facilities of the onsite restaurant.

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent re-enactment, the approved building shall only be used as a Hot Food Takeaway (sui generis) and for no other purpose.

Reason: To clarify the permitted use of the building to protect the character and function of the immediate area.

5. The external lighting to the front elevation of the approved building shall only be illuminated during the hours of operation of this unit.

No additional lighting shall be installed on the external building or ground mounted lighting/illumination at any time.

Reason: To enable control over the development which could prove materially harmful the character and visual amenities of the immediate area and to minimise the potential impacts upon protected species resultant from the development.

6. Refuse storage for the development hereby approved shall be provided in accordance with the details as shown on the Statement Received 27/05/2026. All refuse and recycling bins shall be stored within the confines of the application site at all times, thereafter, save for when they need to be presented on the street on bin collection day.

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

7. The outdoor seating area as indicated on drawing labelled 'Proposed Site Layout' shall be used only in association with the approved use and for no other purpose. No extension to this area or further outdoor seating provision within the site will be permitted unless with the express written permission of the Local Planning Authority.

Reason: In the interests of the general amenities of the area and to preserve the existing on-site parking provision.

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.