

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: 3/2026/0082

DECISION DATE: 20 March 2026

DATE RECEIVED: 13/02/2026

APPLICANT:

Miss Lynette Hitchen
The Ginger Still
91 Berry Lane
Longridge
PR3 3WH

AGENT:

DEVELOPMENT PROPOSED: Proposed change of use from retail shop (Class E) to drinking establishment (Sui Generis).

AT: 91 Berry Lane Longridge PR3 3WH

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 scale 1:1250

Site Plan scale 1:500

Amended Proposed Elevations drawing ref: A-009 Rev 01

Proposed Floor Plan drawing ref: A-007 Rev 00

Proposed Roof Plan drawing ref: A-008 Rev 00

Proposed Sections drawing ref: A-010 Rev 00

Proposed Sections drawing ref: A-011 Rev 00

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

3. The use of the premises in accordance with this permission shall be restricted to the hours between 13:00 to 23:00 Monday - Saturday and 13:00 to 22:00 on Sundays and bank holidays.

There shall be no business operated from the premises or site outside the stated operating hours.

Reason: The use of the premises outside these hours could prove injurious to the character of the area and in order to safeguard residential amenities.

4. The development hereby permitted shall be used for Drinking Establishment (Sui Generis) and for no other purpose/use, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Reason: The permission granted is for a specific use and the use of the premises for any other purpose would require further consideration by the Local Planning Authority.

5. Prior to first use, a detailed scheme for the sound insulation between the proposed drinking establishment and next-door residential property (flat above adjoining shop) shall be submitted to and agreed in writing by the Local Planning Authority, and the approved scheme shall be implemented in full. The scheme shall demonstrate that there is sufficient acoustic insulation to ensure internally generated noise from the pub will not impact those in the adjoining premises.

The sound insulation works shall be engineered so the dB levels within the residential buildings adhere to BS8233:2014 Guidance on 'Sound Insulation and Noise Reduction for Buildings'.

Reason: To safeguard the living conditions of residents particularly with regard to the effects of noise.

6. No live or amplified music shall be played on the premises unless details of a sound limiter device capable of controlling the level of sound emitted, shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include specifications of the limiter device which demonstrate that noise levels generated from the sound system shall not exceed background noise level as agreed by the Local Authority at each of the following octave frequency bands a minimum: 63Hz, 125Hz, 250Hz, 500Hz, 1 KHz, 2 KHz, 4 KHz, and 8 KHz when measured at the nearest noise sensitive residential properties.

The limiter device shall be installed and set up in accordance with the approved specifications / noise levels prior to the playing of any live or amplified music or musical instruments, and shall thereafter be retained at the approved level.

Any live or amplified sound or musical instruments shall be routed through the limiter at all times in accordance with the approved specifications / noise levels. There shall be no live music or musical instruments on the premises which can by-pass the noise limiter.

Reason: To minimise the risk of noise pollution that may cause nuisance and harm the amenity and/or health of occupiers of nearby buildings.

7. There shall not be any filling or emptying of bottle bins between the hours of 21:00 and 09:00 on any day.

Reason: To minimise the risk of noise pollution that may cause nuisance and harm the amenity and/or health of occupiers of nearby buildings.

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.