


Report to be read in conjunction with the Decision Notice.

| | | | | | | | | |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|----------------|
| Signed: | Officer: | MC | Date: | 19/03/2026 | Manager: | LH | Date: | 20/3/26 |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|----------------|

| | | | | |
|------------------------------------|-------------|---|------------|---|
| Application Ref: | 3/2026/0082 | | |  Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small> |
| Date Inspected: | 25/02/2026 | Site & Press Notice Expired: | 25/02/2026 | |
| Officer: | MC | | | |
| DELEGATED ITEM FILE REPORT: | | | | APPROVAL |

| | |
|---------------------------------|--|
| Development Description: | Proposed change of use from retail shop (Class E) to drinking establishment (Sui Generis). |
| Site Address/Location: | 91 Berry Lane Longridge PR3 3WH |

| | |
|-----------------------|----------------------------|
| CONSULTATIONS: | Parish/Town Council |
| No objections. | |

| | |
|---|--|
| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | No highway grounds to support an objection |
| RVBC Environmental Health Officer: | Recommends the inclusion of conditions for sound insulation details prior to first use and noise levels. No objection from food safety perspective. |

| | |
|---|------------------------------------|
| CONSULTATIONS: | Additional Representations. |
| One representation has been received raising the following comments/concerns: | |
| <ul style="list-style-type: none">• Concerns regarding fire safety risk due to size of building• Insufficient means of escape• Unclear what drinking establishment means• Concerns regarding noise/disturbance | |

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement EC2: Development of Retail, Shops and Community Facilities and Services
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMB1: Business and Economy
Policy DME4: Protecting Heritage Assets

Adopted Longridge Neighbourhood Development Plan

Planning (Listed Buildings and Conservation Areas) Act 1990: Sections 16, 66 and 72

National Planning Policy Framework (NPPF) Chapter 16

Relevant Planning History:

3/2011/0680

Alterations to elevations from previous planning approval - 3/2010/0721P.

Approved with Conditions

3/2010/0721

Change of use from an existing dwelling to a single retail unit. Single storey rear extension and alterations to shop front.

Approved with Conditions

3/2003/0612

CHANGE OF USE FROM RESIDENTIAL TO RETAIL USE, INTERNAL ALTERATIONS, TWO STOREY REAR EXTENSION AND NEW SHOP FRONT

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to an existing retail shop in the principal settlement of Longridge. The site is located within the main town centre and is located within the Longridge Conservation Area. The building comprises a two storey, terraced property and is noted within the Longridge Conservation Area Appraisal as being a 'building of townscape merit'.

The Longridge Conservation Area Appraisal notes the following:

"Because of the different uses, the townscape in Berry Lane has more variety with larger, prestigious buildings being separated by smaller, two storey terraces, often with ground floor shops. The north-western section of Berry Lane contains more regimented and continuous terraces, again with ground floor shops, than the opposite end of the street closer to the Market Place."

Proposed Development for which consent is sought:

The application seeks to change the use of the ground and first floor of a vacant retail shop (Class E) to a drinking establishment (Sui generis). The proposal does not include any external alterations to the building.

The hours of operation would be 13:00 – 23:00 Monday to Saturday and 13:00 – 22:00 Sundays/Bank Holidays.

Principle of Development:

The building is within Longridge Town Centre. Key Statement EC2 of the Ribble Valley Core Strategy states that:

"development that supports and enhances the vibrancy, consumer choice and vitality and unique character of the area's important retail and service centres of Clitheroe, Longridge and Whalley will be supported in principle. Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed development would bring defined and demonstrable benefits."

Policy DMB1 also states that:

“Proposals that are intended to support business growth and the local economy will be supported in principle. Development proposals will be determined in accord with the Core Strategy and detailed policies of the LDF as appropriate.”

In addition, Policy LNDP8 of the adopted Longridge Neighbourhood Development Plan also states that drinking establishments are supported within the main centre of Longridge.

Therefore, the principle of the use as a drinking establishment is acceptable in this town centre location subject to other material planning considerations.

Design, Visual Amenity and Impact upon the character and appearance of the Conservation Area:

Paragraph 135 (c) of the NPPF states:

‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’

Policy LNDP3 of the adopted Longridge Neighbourhood Plan also states that:

“All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings.”

The proposal site is situated within the Longridge Conservation Area. With reference to making decisions on application for development in Conservation Areas, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

“... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

This guidance is reiterated in Key Statement EN5 of the Ribble Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas.

Furthermore, Policy DME4 of the Ribble Valley Core Strategy states that *‘proposals within, or affecting views into or out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance’.*

Policy LNDP4 of the adopted Longridge Neighbourhood Plan also states that:

“All of the town’s heritage assets, including the three Conservation Areas, will be conserved in a manner appropriate to their significance.”

Assessment of Impacts:

In this respect, the proposal would not result in any external works to the building. In addition, the nature of the use of a drinking establishment is established within the main centre of Longridge.

As such, it is not considered that there would be any adverse impact on the character of the existing building and the character and appearance of the Longridge Conservation Area is considered to be preserved.

Impact on Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that, development must:

1. *Not adversely affect the amenities of the surrounding area.*
2. *Provide adequate day lighting and privacy distances.*
3. *Have regard to public safety and secured by design principles.*
4. *Consider air quality and mitigate adverse impacts where possible.*

Policy LNDP3 of the Longridge Neighbourhood Plan also states that proposals should:

“Have no significant adverse impact on residential amenity for existing and future resident” or

“Do not contribute to, or suffer from, adverse impacts arising from noise”.

Concerns have been raised from neighbouring properties regarding potential noise and disturbance. The use of the premises as a restaurant/wine bar is accepted in this town centre location subject to restrictions on the potential noise from entertainment premises and operational hours. The Environmental Health Officer recommends that a detailed scheme for the sound insulation between the proposed pub and next-door residential property (flat above adjoining shop) shall be submitted to and agreed in writing by the Local Planning Authority prior to first use. 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.

They also recommend a condition that no sound emanating from the establishment should be audible within any noise sensitive premises between 23.00 and 07.00 hours. However, restricting the hours of operation would ensure that no adverse noise impact would arise.

Subject to conditions, the proposal is considered to accord with the above policies.

Highways and Parking:

LCC Highways have been consulted in relation to the proposal and raise no objection.

The proposed use would be within an existing town centre location with maintained street lighting and pavements does not result in any undue concerns.

Taking the above into account, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

Landscape/Ecology:

No ecological constraints identified relevant to the proposal.

Other matters:

Concerns have been raised with regards the potential fire safety impact due to the size of the building. Planning conditions could not restrict the amount of people at one time within the building. However, this would be covered by separate legislation under building control.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

| | |
|------------------------|--|
| RECOMMENDATION: | That Planning Permission be granted subject to the imposition of conditions. |
|------------------------|--|