

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: 3/2026/0207

DECISION DATE: 07 May 2026

DATE RECEIVED: 20/03/2026

APPLICANT:

Little Longridge Role Play Town
29-33 Berry Lane
Longridge
PR3 3JA

AGENT:

Mrs Vicky Coupe
Inspire Design
11 Market Place
Longridge
PR3 3RS

DEVELOPMENT PROPOSED: Proposed change of use from taxi office (Sui Generis) to children's role play centre (Use Class E(d)) including ancillary cafe (Use Class E(b)).

AT: 29-33 Berry Lane Longridge PR3 3JA

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 drawing ref: LP 001
- Amended Proposed Site Plan drawing ref: PSP 001 Rev A (received 6 May 2026)
- Amended Existing and Proposed Floor Plans drawing ref: EX 001 (received 6 May 2026)

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

3. Prior to first use, a detailed scheme for the sound insulation between the proposed premises and residential properties upstairs shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that there is sufficient acoustic insulation to ensure internally generated noise from the premises 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' (See Table 4, page 24) and shall be implemented in full.

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

4. Prior to first use of the building, the cycle storage provision as shown on 'Amended Existing and Proposed Floor Plans drawing ref: EX 001 (received 6 May 2026)' shall be implemented in full. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

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

5. The premises shall be used for a children's role play centre (use class E(d)) with ancillary cafe (use class E (b)) only and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The use of the premises for any other purpose would require further consideration by the Local Planning Authority.

6. The use of the premises in accordance with this permission shall be restricted to the hours between 09:30 to 17:00 Monday - Sunday (including 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.

7. Site preparation and construction phase times of operation: Construction deliveries to and from the site and construction works, shall be restricted to between 0800 and 1800hrs Monday to Friday, 0900 to 1300hrs on Saturdays, and shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

Reason: In the interest of amenity.

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.