


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	06/05/2026	Manager:	LH	Date:	6/5/26
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Application Ref:	3/2026/0207			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	01/04/2026	Site Notice:	01/04/2026					
Officer:	MC							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	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)).
Site Address/Location:	29-33 Berry Lane, Longridge, PR3 3JA

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to a condition for the provision of cycle storage prior to first use.
RVBC Environmental Health Officer:	Recommends conditions for sound insulation, details of extractor fans/vents, control of dust/fumes/noise/vibrations and construction delivery/operation hours.

CONSULTATIONS:	Additional Representations.
One representation has been received raising the following concerns:	
<ul style="list-style-type: none">- Potential noise disturbance to residents of the building- Danger to children from cars	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key statement DMI2: Transport Considerations Key Statement EC1: Business and Employment Development Key Statement EC2: Development of Retail, Shops and Community Facilities and Services Key Statement EC3: Visitor Economy Key Statement EN5: Heritage Assets</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME2: Landscape and Townscape Protection Policy DME4: Protecting Heritage Assets Policy DMB1: Supporting Business Growth and The Local Economy</p>

Policy DMB3: Recreation and Tourism Development

National Planning Policy Framework (NPPF)

Adopted Longridge Neighbourhood Development Plan:

Policy LNDP3: Longridge Design Principles

Policy LNDP11: Development of New and Improvement of Existing Community Facilities

Relevant Planning History:

3/2018/0163

Replacement of primary entrance door on Barclay Road.

Approved with Conditions

3/2002/0379

CONVERSION OF FIRST AND SECOND FLOORS OF MAIN BUILDING TO FORM 16NO FLATS.DEMOLITION OF COURTYARD OUTBUILDINGS AND NEW BUILD OF 4NO COTTAGES ON THE COURTYARD SITE. (RESUBMISSION)

Approved with Conditions

3/2002/0074

PARTIAL DEMOLITION OF REAR BRICK EXTENSION, PART OUTBUILDINGS AND BRICK LEAN-TO (CONSERVATION AREA CONSENT)

Approved with Conditions

3/2002/0073

CONVERSION OF FIRST AND SECOND FLOORS OF MAIN BUILDING AND OF OUTBUILDINGS TO THE REAR TO 16 NO APARTMENTS AND 5 NO DWELLINGS AND ASSOCIATED EXTERNAL WORKS

Withdrawn

3/1992/0368

INTERNALLY ILLUMINATED PROJECTING SIGN

Refused

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site comprises Unit D of the former Co-operative Building, located within Longridge Town Centre. The site is located within the Longridge Conservation Area and the Co-operate Building is noted within the character appraisal as the following:

“The most significant public building in Longridge was the Longridge Co-Operative Industrial Society, an imposing building built in Berry Lane in 1880 and enlarged in 1888. The building contained a savings bank, reading room and library in addition to shops and stores. Concerts and entertainments were also held in the Hall which could accommodate 800.”

As such, it is considered to be a Non-Designated Heritage Asset.

The site now comprises a mixed-use building with commercial premises at ground floor level with some residential accommodation located above the shops and services. The planning statement indicates that Unit D (subject of this application) comprises a ground floor commercial unit operating as a taxi office.

The site is located within the Longridge Conservation Area and is identified as a building of townscape merit. As such, it is considered that the building is a non-designated heritage asset.

The site is also located within the adopted Longridge Neighbourhood Plan Area.

Proposed Development for which consent is sought:

The proposal seeks permission for the change of use of the premises to a children's indoor role play centre designed primarily for young children and their families.

Internally, the building would be arranged to provide a range of play zones alongside supporting facilities for visitors and staff. These include, a reception/welcome area, themed role-play activity space for children, seating area for parents and carers, refreshment preparation area, kitchen area for pre-prepared food and toilet facilities.

The supporting statement indicates that there are no external alterations proposed to the building and the only internal alteration regarding removal of walls would include the removal of a wall between the existing office and storage area.

The plans also show a proposed bin store located in the yard area.

Principle of Development:

The proposal would involve the change of use from a taxi office (sui generis) use to a children's role play centre. As such, an assessment as to whether the proposal would be an acceptable form of development must be made.

Key Statement EC1 states that:

"Employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth together with land at Barrow Enterprise Site, the Lancashire Enterprise Zone at Samesbury and locations well related to the A59 corridor."

In addition, Key Statement EC2 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."

Key Statement EC3 of the Ribble Valley Core Strategy relates to visitor economy and states that:

"Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions. Significant new attractions will be supported, in circumstances where they would deliver overall improvements to the environment and benefits to local communities and employment opportunities"

Policy DMB3 also states:

"Planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough. this is subject to the following criteria being met:

- 1. the proposal must not conflict with other policies of this plan;*

2. the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;
3. the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
4. the proposals should be well related to the existing highway network. it should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. where possible the proposals should be well related to the public transport network;
5. the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and
6. the proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. failing this then adequate mitigation will be sought.”

The proposal would introduce a new recreational use within the main settlement of Longridge. The use would also introduce a leisure/recreational use which is considered an appropriate use within the main town centre of Longridge. As such, the proposal is considered to be compliant with the spatial strategy for development within the Borough, in particular Key Statement EC1, EC2 and Policy DMB3 of the Ribble Valley Core Strategy.

With regards to the sustainable location of the site, Key Statement DMI2 of the Core Strategy states that ‘new development should be located to minimise the need to travel and incorporate good access by foot and cycle.’

In addition, Policy DMG3 of the Core Strategy states:

‘In making decisions on development proposals the local planning authority will, attach considerable weight to the provision made for access to the development by pedestrian, cyclists and those with reduced mobility [and] proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly’.

The site is located in a sustainable location, in the centre of Longridge with access to frequent bus services for customers to access the site by public transport. In addition, cycle storage could also be provided to the rear of the property to encourage sustainable travel (as suggested by the Local Planning Authority).

As such, the proposal is considered to accord with Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

‘create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities stating that development must not adversely affect the amenities of the surrounding area.

Policy LNPD3 of the Longridge Neighbourhood Plan states that proposals should:

‘Have no significant adverse impact on residential amenity for existing and future residents’

The Environmental Health Officer has been consulted on the scheme. It is noted that there are residential properties within the building. As such, they suggest that a condition is added to any grant of permission to provide details of sound insulation between the proposed premises and residential properties upstairs to ensure that there is sufficient acoustic insulation to ensure internally generated noise from the premises would not impact on those in the adjoining premises.

They also recommend a condition for details of a ventilation scheme relating to the extraction system be provided. However, the supporting information confirms that no extraction equipment is proposed and meals are pre-prepared. As such, this is not considered necessary.

In addition, the proposal does not introduce any new window openings which could result in any worsening of overlooking to nearby residential receptors.

As such, the proposal is considered to accord with Policies DMG1 of the Ribble Valley Core Strategy and Policy LNNDP3 of the Longridge Neighbourhood Plan.

Visual Amenity/External Appearance and Heritage:

Policy DMG1 of the Ribble Valley Core Strategy states that:

In determining planning applications, all development must:

- 1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in context toolkit).*
- 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*

In addition, Policy LNNDP3 of the adopted Longridge Neighbourhood Plan 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.”

In addition, Policy LNNDP11 states that:

“Development of new or improvements to existing community facilities will be supported when they conserve local character and distinctiveness, and do not harm the landscape or residential amenity of existing and future occupiers.”

With regards to heritage, the Longridge Conservation Area Character Appraisal comments as follows:

“The Palace Cinema, between nos. 26 and 28 Market Place, is two storeys high with a wide gable facing the street, decorated with Moorish-inspired symbols, probably of the 1920s.”

In addition, Key Statement EN5 of the Ribble Valley Core Strategy states that:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

Policy DME4 also states that:

“Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.”

and;

“Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.”

Paragraph 216 of the NPPF also states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

The impact on the significance of the Non-Designated Heritage Asset and the Longridge Conservation Area is considered to be limited as the proposal would not result in any external changes to the building and only one internal wall would be removed, which would not require planning permission.

The bin store would be contained within the rear of the building and the bike storage would be within the main building itself. As such, the proposal is considered to be acceptable and would have a neutral impact on the character and appearance of the Longridge Conservation Area and the Non-designated heritage asset.

The proposal is therefore considered compliant with Key Statement EN5, Policies DMG1 and DME4 of the Ribble Valley Core Strategy, Policies LNPD3 and LNPD11 of the adopted Longridge Neighbourhood Plan and Paragraph 216 of the NPPF.

Highways and Parking:

Paragraph 116 of the National Planning Policy Framework states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’.*

With regards to parking, Policy DMG3 of the Ribble Valley Core Strategy states that:

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

Policy DMG1 also states that development must:

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

There has been one objection raising concerns regarding pedestrian/highway safety resulting from the proposed development for future users of the premises.

The Local Highway Authority (LHA) and are aware that the site will continue to be accessed by pedestrians from Barclay Road, which is an unclassified road, subject to a 20mph speed limit and the site does not have any vehicular access.

They note that the site has no dedicated off-street parking provisions, although there is access to a nearby loading bay, which could support servicing of the building as well as reduce restrictions on the surrounding roads outside of 8 am to 6 pm. It is also acknowledged that whilst there are café facilities on site, these are ancillary to the play centre use and will only be accessible to those already within the site using the play centre.

The LHA are aware that the development is located in the centre of Longridge, where key local amenities can be found within walking distance, and there is access to sustainable transport modes such as local bus services with bus stops situated in close proximity to the site on Berry Lane. These have a frequent service to Preston and regular routes to Blackburn, Clitheroe and surrounding villages and support sustainable access to the proposed development and reduces reliance on car travel. They also note that a public car park, Barclay Road Car Park, is opposite the site for those who choose to drive. There is also a comprehensive package of Transport Regulation Orders along the nearby roads, which prevent inappropriate parking.

Cycle storage has now been provided within the building and this can be secured by way of planning condition.

Having regard to the above, it is not considered that the development would generate any significant highway or parking impacts in accordance with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

The proposal is considered to fall within the exemption for mandatory Biodiversity Net-Gain and would impact under 25sqm of on-site habitat. As such, the proposal falls within the Di Minimis exemption.

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 consent be granted subject to conditions.
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