

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Town and Country Planning Act 1990



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Class MA (Commercial, business and service uses to dwellinghouses) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015 (as amended)

APPLICATION NO: 3/2026/0250

DECISION DATE: 23 June 2026

DATE RECEIVED: 29/04/2026

APPLICANT:

Mr Robin and Mrs Hilary Percival
Coombe Farmhouse
Litton Cheney
Dorchester
Dorset
DT2 9EQ

PARTICULARS OF DEVELOPMENT: Prior approval for proposed change of use of osteopath clinic (use class E(e)) to dwelling (use class C3) under part 3 Class MA of the GDPO.

AT: Kendal House 24 Chatburn Road, Clitheroe, BB7 2AP.

Ribble Valley Borough Council hereby give notice the prior approval of the authority is **APPROVED** for the carrying out of the above proposal for the following reason(s):

- 1 Taking account of the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), Prior Approval for the change of use from that that of Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) is not required.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Note(s)

- 1 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.

2 The development must be carried out in accordance with the details provided in the application.

For the avoidance of doubt, this decision relates to the following plans/documents:

- Location Plan 1:2500
- Ground Floor Plan & 1st First Floor Plan 1:100
- Cross-section / Elevation 1:100 Drawing No: 1
- Elevations 1:100 Drawing No: 1
- Elevations 1:100 Drawing No: 2

This development must be completed within a period of 3 years starting with the prior approval date.

It is the applicant's responsibility to ensure they have satisfied all other relevant conditions outlined in the Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Right of Appeal

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.