

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: 3/2026/0452

DECISION DATE: 18 September 2026

DATE RECEIVED: 24/07/2026

APPLICANT:

Mr Liam Nuttall
Swan & Royal
26 Castle Street
Clitheroe
BB7 2BX

AGENT:

Mr Stephen Craven
Stephen Craven Building Design Ltd
The Old Stables
4 Station Road
Settle
BD24 9AA

DEVELOPMENT Proposed change of use from retail to restaurant and bar.

PROPOSED:

AT: 3a Swan Courtyard Castle Street Clitheroe BB7 2DQ

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 (dwg no. 03 A)
Block Plan (dwg no. 04 A)
(Amended) Proposed (dwg no. 02 G)
(Amended) Proposed Elevations (dwg no. 06 B)

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

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3. The materials to be used on external surfaces of the development as indicated within the Application Form and on drawings 'Proposed' (dwg no. 02 G) and amended 'Proposed Elevations' (dwg no. 06 B) shall be implemented as indicated unless otherwise agreed by the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. The development hereby permitted shall be used for mixed use Restaurant/ Bar (sui generis) only and for no other purpose/ use.

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. The use of the Restaurant/ Bar hereby approved shall be restricted to the hours between 08:00 and 00:00 Monday to Sunday, including Bank Holidays.

The outdoor seating area (as denoted by the 'Covered Area' labelled on the approved proposed floor plans) shall be restricted to the hours between 08:00 and 21:00 Monday to Sunday, including Bank Holidays, only.

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

6. The development hereby approved shall be implemented in strict accordance with the Noise Management Plan outlined within Section 5 of the amended Noise Impact Assessment, dated September 2026 and prepared by Peninsular Acoustics.

For the avoidance of doubt, no amplified or live music shall be played on the premises, and all external doors shall be fitted with a self-close mechanism. The double doors to the south-western elevation shall comprise solid core timber fitted onto a frame incorporating acoustic bulb compression seals and two 18mm layers of painted plywood shall be secured to the underside of the ceiling beams above the outdoor seating area as detailed on approved drawing no. 02 G.

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

7. The premises shall be designed so as to ensure that music associated noise is controlled, so as to be inaudible inside any residential premises within the vicinity.

Inaudibility shall be defined by the Institute of Acoustics' Good Practice Guide on the Control of Noise from Pubs and Clubs 2003 (or any subsequent replacement guidance) as follows:

Entertainment Noise Level, LAeq (15 minutes) shall not exceed Representative Background Noise Level, LA90.

Entertainment Noise Level, L10 (15 minutes) shall not exceed Representative Background Noise Level, L90, in any 1/3 octave band from 40Hz to 160Hz.

Reason: In the interests of the general amenity of the area and to safeguard nearby residential amenity from noise pollution.

8. No external lighting shall be installed on the building, or elsewhere within the site, until details of a scheme for any external building or ground mounted lighting/ illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the submitted details shall include the location, design, surface finish, luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/ pollution.

The development shall be carried out in complete accordance with the approved details.

Reason: In order to reduce the harmful impact of artificial lighting.

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.

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| 5. | 1 | The applicant is advised that separate Advertisement Consent may be required for the installation of new signage to the building. |
| | 2 | The planning unit to which this permission relates includes the land within the confines of the red edge indicated on the approved Location Plan dwg no. 03 A only and no other land within Swan Courtyard. |

3	The granting of planning permission does not authorise the blocking of any rights of access across land. Should this be applicable then then this would need to be resolved by the landowner and any affected parties outside of the planning process.
4	The applicant is advised that they should secure the necessary Building Regulations consent before operating the use hereby approved.

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

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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.