

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

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Your ref: 03.26.533
Our ref: 03.26.533
Date: 13.08.2026

For the attention of Lucy Walker

Planning Application No: 3/2026/0533

Grid Ref: 374253 441485

Proposal: Planning Permission for change of use from a residential dwelling (use class C3) to a cafe (use class Eb) and installation of a new shop front. Location: 52 Moor Lane Clitheroe BB7 1AJ

The plans and information submitted have been viewed together with the previous history of the site and the following comments are made.

There is no objection to the proposal on highway grounds for this change of use as it is in a town centre location near to local amenities and on a bus route.

The dwelling is situated on a row of terraced dwellings ref planning statement submitted '...as the only mid terraced residential dwelling within a parade of other retail shops, estate agents (next door) public houses, and pet shop. the dwelling is sited along a busy road linking it directly to the town centre and opposite the Sainsbury's store.'

There is parking outside the dwelling (No return within 1 hour Monday-Saturday).

As a new shop front is proposed, the following informative note is recommended.

Informative Note

- The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Kind regards

Tahira

Tahira Akhtar BA (Hons)

Lancashire County Council
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Technician
Highway Development Control
Highways & Transport
Lancashire County Council

