

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: 3/2026/0545

DECISION DATE: 02 October 2026

DATE RECEIVED: 05/08/2026

APPLICANT:

Mrs Louise Degnen
Brows Barn East
The Brows Farm
Higher Road
Longridge
Preston
PR3 2YX

AGENT:

Mr Allan Lloyd-Haydock
ALH Design Services
Barley Cottage
Longridge
Preston
PR3 3NB

DEVELOPMENT PROPOSED: Retrospective change of use of East Barn from Use Class E(g)(i) to a live/work unit (sui generis)

AT: Office Brows Barn The Brows Farm Higher Road Longridge PR3 2YX

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. 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:

- Amended Location Plan drawing ref: 00 C received 01 October 2026
- Amended Proposed Site Plan drawing ref: 04 C received 01 October 2026
- Proposed Floorplan drawing ref: 0 6
- Existing and Proposed Elevations drawing ref: 0 7 A

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

2. The car parking spaces and manoeuvring areas as shown on drawing ref: 04 C shall thereafter be always kept free of obstruction and available for the parking cars.

Reason: To allow for the effective use of the parking areas.

3. Secure cycle storage facility suitable for two bicycles as shown on drawing ref: 04 C shall be provided within the site within three months of the date of this decision.

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

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted development) (England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) 'Brows Barn' shall only be used for the purposes of a live/work unit (sui generis use).

Reason: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area.

5. The business floorspace of the live/work unit shall not be used for any purpose other than for purposes within Class E(g)(i) in 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.

The residential floorspace of the live/work unit shall not be occupied independently of the occupiers of the business floorspace (office) and shall be used for no other purpose other than in association with the business use.

Reason

For the avoidance of doubt and for the Council to retain control over future development at the site.

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.