

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: 3/2026/0606

DECISION DATE: 02 October 2026

DATE RECEIVED: 07/08/2026

APPLICANT:

Mr John and Mrs Janet Swift
Park Hey House
Stoneygate Lane
Ribchester
PR3 2ZS

AGENT:

Mrs Judith Douglas
Judith Douglas Town Planning Ltd
8 Southfield Drive
West Bradford
Clitheroe
BB7 4TU

DEVELOPMENT Proposed construction of a Class E commercial unit.

PROPOSED:

AT: Land at Warwick Street Longridge PR3 3EB

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 within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan drawing ref: 000

Proposed Site Plan and Streetscene drawing ref: 001

Proposed Floor Plan and Elevations drawing ref: 002

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

3. The external materials of construction shall match those stated within the application form for planning ref: 3/2026/0606.

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

4. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
- 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.
 - Details of loading and unloading of plant and materials.
 - Measures to protect vulnerable road users (pedestrians and cyclists).
 - Wheel washing facilities.
 - Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
 - Measures to control the emission of dust and dirt during construction.
 - Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

5. Prior to first use of the development hereby approved, all external doors shall be fitted with a self-close mechanism.

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

6. Noise from the site shall not exceed 40 dB(A) LAeq, 5 mins when measured at or beyond the boundary of any noise sensitive premises between the hours of 07:00 - 23:00 and 35 dB(A) LAeq, 5 mins when measured at or beyond the boundary of any noise sensitive premises between the hours of 23:00 - 07:00.

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

7. No amplified music shall be played on the premises, nor shall the proposed development be used for fitness classes.

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

8. The development hereby approved shall only be used between the hours of 07:00 - 20:00 Monday to Sunday, including Bank Holidays.

Reason: To define the scope of the permission and protect the amenities of nearby residents.

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. | <table border="1"><tr><td>1</td><td><ul style="list-style-type: none">-There must be no reversing into or from the live highway at any time-all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.-There must be no storage of materials in the public highway at any time.-There must be no standing or waiting of machinery or vehicles in the public highway at any time.- Vehicles must only access the site using a designated vehicular access point.-There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations ? all of which must be managed within the confines of the site.-A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk-All references to public highway include footway, carriageway, and verge.-The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact 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.</td></tr><tr><td>2</td><td>The applicant is advised that Advertisement Consent may be required for any new signage/advertisement at the site under the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.</td></tr></table> | 1 | <ul style="list-style-type: none">-There must be no reversing into or from the live highway at any time-all vehicles entering the site must do so in a forward gear, and turn around in the site before exiting in a forward gear onto the operational public highway.-There must be no storage of materials in the public highway at any time.-There must be no standing or waiting of machinery or vehicles in the public highway at any time.- Vehicles must only access the site using a designated vehicular access point.-There must be no machinery operating over the highway at any time, this includes reference to loading/unloading operations ? all of which must be managed within the confines of the site.-A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk-All references to public highway include footway, carriageway, and verge.-The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact 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. | 2 | The applicant is advised that Advertisement Consent may be required for any new signage/advertisement at the site under the Town and Country Planning (Control of Advertisements)(England) Regulations 2007. |
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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.