

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2020/0688

**DECISION DATE:** 30 October 2020

**DATE RECEIVED:** 22/09/2020

**APPLICANT:**

Mrs Elizabeth Fry  
1 Wyndene Close  
Longridge  
Preston  
PR3 3UE

**AGENT:**

Mrs Margaret Eastham  
PSA Design Ltd  
6 The Old Bank House  
Berry Lane  
Longridge  
PR3 3JA

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**DEVELOPMENT PROPOSED:** Change of use from B2 Industrial to D2 Leisure with the addition of an external fire exit from the first floor.

**AT:** Unit 5 Stonebridge Mill Preston Road Longridge PR3 3AN

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:

- Location Plan A3324/PL10
- Proposed Elevational Plan including Fire Escape and door A3324/PL04.
- Proposed Elevational Plan A3324/PL03
- Travel Plan received on the 6/10/20.

**REASON:** For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2. The use of unit 5 (first floor) of Stonebridge Mill as a dance school, hereby permitted, shall be occupied only by Sutcliffe School of Dance. In the event that Sutcliffe School of Dance vacates the unit the use shall be discontinued and the unit restored to its former condition/use in accordance with a scheme of work which has first been submitted to and approved by the Local Planning Authority. The unit shall thereafter be restored to its former B2 use in accordance with the approved details.

**REASON:** In order to safeguard residential amenities, in the interest of highway safety and to protect an employment generating premises.

3. The use hereby approved shall only be operated between the following hours:

- 0900 to 2100 Monday to Friday
- 0800 to 1400 Saturday

There shall be no business operated from the premises or site outside the stated operating hours.

REASON: To comply with the terms of the application and in the interests of protecting the residential amenities of nearby residents.

4. The temporary use of the building as a dance studio hereby permitted shall cease no later than the 31st of December 2022 unless a further application has been submitted to and approved by the Local Planning Authority.

REASON: To allow effective control of the proposal and to monitor highway safety issues.

5. The proposed fire escape and door alterations as shown on drawing A3324/PL04 shall be carried out to the satisfaction of the Local Planning Authority within 3 months of the date of this permission and retained thereafter.


REASON: In the interest of safeguarding amenity.

6. Within 3 months of this planning permission full details of the marketing documentation/ publications which relate to the location of available car parking within the vicinity of Stonebridge Mill and means of accessing the Mill other than by private car shall be submitted to and approved in writing by the Local Planning Authority. The information shall include an annotated plan detailing the location of car parking and detail how students/ parents visiting the dance studio will be encouraged to either utilise the available parking or access the premises by alternative measures. Thereafter the approved details shall be made available to view on Sutcliffe School of Dance social media platforms and/ or web-site.

REASON: In the interests of highway safety and neighbour amenity to ensure that users of the dance school are made aware of the lack of parking in the vicinity of the site and have all available options for travel clearly detailed.

**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 operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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.

  
A handwritten signature in black ink, appearing to read 'Nicola Hopkins', is written over the printed name.

**NICOLA HOPKINS**

**DIRECTOR ECONOMIC DEVELOPMENT & PLANNING**