

Ribble Valley Borough Council  
Development Control

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Your ref 3/2020/0083  
Our ref  
Date 25<sup>th</sup> February 2020

Dear Sir / Madam

Application no: 3/20/0083  
Address: Unit 5 Twin Brook Business Park  
Proposal : C/use commercial building to rehabilitation fitness studio

The proposal is for a change of use of a commercial building from a B1/B2 use to a rehabilitation fitness studio. The operational details provided with the application suggest that the daytime use will be restricted to one member of staff and 1 client (appointment only) with 2 members of staff from 6pm – 9pm catering for classes of up to 8 clients. On this basis the parking requirements of the proposed development are unlikely to cause conflict with the neighbouring business users and I would therefore raise no objection to the proposal on highway grounds. However , if possible I would like to see a condition placed on any permission that may be granted either restricting the daytime use to single clients only between the hours of 8am – 6pm or restricting class based activities to between the hours of 6pm and 9pm

Yours faithfully

**Dave Bloomer**  
**Development Support**  
**Lancashire County Council**

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**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council  
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