



Date: 28 Sept 2023

Our ref: JW/BC/CL

Your ref: 3/2023/0543 resubmit

Ben Taylor
Planning Department
Ribble Valley Council
Civic Offices
Church Walk
Clitheroe
BB7 2RA

Dear Ben

Resubmission of (refused) application 3/2023/0543 10 Bridge Road, Chatburn

Further to the recent refusal of my client's application to change the use of the ground floor of the above premises to a dog grooming salon, this letter accompanies a fresh application (made on a free resubmission basis) with updated details in respect of noise insulation.

We remain of the same view that noise is a matter which will be fully addressed as part of the Building Regulation approval and that as the proposal is for a small business use falling within Use Class E which will be compatible with a service village centre there should be no need to justify the insulation qualities of the building by means of a separate report.

However, just to make progress, my clients have commissioned a report which is included with the planning submission documents.

You will note that the Support Statement also addresses the matter of use classification which we note from the recent approval of a similar use, in a similar location, within Whalley village centre the Council has treated as sui generis. In my opinion that might have been the position prior to the amendment of the Use Class Regulations in 2020 but the position changed at that time, with Use Class E now embracing a broader range of business and service uses open to visiting members of the public either on an appointment basis or walk in trade.

The Chatburn dog grooming parlour is consistent with the intentions of Use Class E.

Having mentioned the recent Whalley permission I am sure you will forgive me for commenting that there does seem to be inconsistency between the processing of that application and the recent application 3/2023/0543 made by my clients. In the case of the Whalley application, noise was not raised as an issue and was not addressed in the very brief application particulars, notwithstanding that those premises have many similarities with 10 Bridge Rd, Chatburn.

However, whether a reasonable request or not, my clients have added noise and insulation details to the resubmitted application and I hope that the resubmission can be approved on a speedy basis, please.

Regards

John Willcock