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Your ref: 3/2024/1012
Our ref: 3/2024/1012/HDC/KW
Date: 16 April 2025

Location: Unit 7 Mitton Road Business Park Mitton Road Whalley BB7 9YE
Proposal: Regularisation of change of use from use class B1(c) (light industrial uses) to use class E (commercial).
Grid Ref: 372767 437473

Dear Stephen Kilmartin

With regard to your consultation letter dated 27 March 2025, I have the following comments to make based on all the information provided by the applicant to date and after undertaking a site visit.

Summary

No objection subject to condition

Lancashire County Council acting as the Local Highway Authority (LHA) does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the regularisation of change of use from use class B1(c) (light industrial uses) to use class E (commercial) at Unit 7, Mitton Road Business Park, Mitton Road, Whalley.

Site Access

The Unit will utilise the existing access which serves Mitton Business Park. This is located off Mitton Road, which is a B classified road subject to a 30mph speed limit.

Business operation

The applicant has provided information about how the business runs day to day. The business is run by appointment only, where each appointment is approximately between 45 to an hour. The business also specialises in Hair Replacement Systems and these appointment takes about 3 to 4 hours. After each appointment, there is a break between 5 to 15 minutes, which allows for the workstations to be cleaned before the next client.

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The business also has a range of own branded hair products which are available for the hair salon customers to buy as well as to sell online wholesale of products to other barbershops. The mezzanine level of the unit will be used to accommodate storage of products and preparation of orders for dispatch. The applicant intends to also offer professional scissor sharpening service with the machine required located on the mezzanine level.

The business also offers training and employs one apprentice, as well as providing an online training course.

The hair studio has been in operation since February 2024 and has developed a client base of 30 customers using this specialist service. Some clients attend regular weekly or fortnightly appointments and generally come from the local area, including people working at the business park, or residents of Calderstones and Whalley.

The business employs 6 staff in total, 4 full-time and 2 part-time including the 1 apprentice. However, not all staff are present at the same time with the salon having 4 workstations at full capacity which equates to 3 barbers, 1 specialist and four customers. The opening hours are 08.00 to 19.00 Monday to Friday and 08.00m to 17.00 on Saturdays.

Parking Arrangements

The unit is provided with two parking spaces in front of the unit and Mitton Business Park has 13 communal parking spaces, which are overflow spaces for the units within the business park should they require them.

As not all the staff are present at any one time there is a requirement for 4 parking spaces for staff and the customer parking requirement is 4 which is 8 spaces in total. 2 of these spaces can be accommodated within the 2 spaces which front the unit and 6 spaces are required within the communal parking area.

The LHA have undertaken a site visit and observed parking provisions within the communal parking area, at this time the LHA are of the view that the proposal has not had a detrimental impact on the communal parking area since it has been in operation and as such, finds the proposal acceptable at this time. The development is also likely to be more active outside of standard working hours when the industrial estate is likely to be quieter.

Condition

1. The site shall operate in accordance with the approved supporting statement titled Unit 7, Mitton Road Business Park, Mitton Road, Whalley. Lancs BB7 9YE. Planning Statement rev A JDTPLO550. The business operations within the site shall not be amended unless first approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interest of highway safety so that any intensification in use of the site can be properly assessed.

Yours sincerely
 Kate Walsh
 Assistant Engineer
 Highway Development Control
 Highways and Transport

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