



JUDITH DOUGLAS TOWN PLANNING LIMITED

Unit 7, Mitton Road Business Park, Mitton Road, Whalley.
Lancs BB7 9YE



Proposed use of commercial unit Class E (g) (iii) as a hair studio Class E(c) ii, Class B8 Storage and Distribution and retention of mezzanine floor.

[Planning Statement rev A](#)
[JDTPLO550](#)

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STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED USE OF UNIT 7 AS A HAIR STUDIO CLASS E (c) ii, STORAGE AND DISTRIBUTION CLASS B8 AND RETENTION OF MEZZANINE FLOOR AT

UNIT 7, MITTON ROAD BUSINESS PARK, WHALLEY. LANCs BB7 9YE.

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the use of the unit 7 as hair studio providing specialist male hair systems with ancillary hair products sales and storage and wholesale distribution of hair products. The application is partly retrospective as the unit is currently occupied as a hair studio under the trade name "Flyin Barber".

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations.

It should be read in conjunction with the accompanying information:

Pre-existing, existing and proposed floor plans 1:50

Site Plan 1:500

Location plan 1:1250

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The application site is within the Mitton Road Business Park and forms part of a group of 16 units at the northern end of the business park. The application relates specifically to Unit 7 which has two parking spaces and access to the shared use of additional spaces in close proximity to the unit. The unit size is 90m² comprising 60m² on the ground floor and 30m² at mezzanine level. Planning permission was granted for these units in 2015 with a condition (21) attached to the permission confirming that the use of the premises would be for B1 (c). The site is within an area designated as an existing employment area (DMB1) in the Housing and Economic Development, Development Plan Document proposals map Sheet 6 Inset 18. The Business Park extends to the south. Full planning permission was granted for the remainder of the business park in 2017 for B1, B2 and B8 uses. Permitted development rights for changes of use were not removed.

2.2 The area around the application site on the east side of Mitton Road is predominantly commercial in character except for three cottages directly to the north of the site. On the west side of Mitton Road is housing which is within the tier 2 settlement of Calderstones. The

settlement boundary runs along Mitton Road in the Housing and Economic Development, Development Plan Document proposals map Sheet 6 Inset 18.

2.3 The site is within flood zone 1 an area least likely to flood.

2.4 There is a bus stop on Mitton Road close to the entrance to the business park. Bus service 5 is an hourly service between Clitheroe, Whalley and Longridge. The route provides connections to other bus routes and train stations. The business park has communal covered cycle parking.

3.0 SITE HISTORY

3.1 The recent planning applications relevant to the site.

Application	Address	Development	Decision
3/2015/0235	Former Genus Site Mitton Road Whalley	Proposed demolition of existing commercial premises and construction of 4 no. small industrial buildings to house 21 starter units of approx. 70sq m per unit, site access improvements and extensive new tree planting.	Approved with conditions 06/07/2015
3/2016/0715	Land adj former Genus Site Mitton Road Whalley BB7 9JY	Application for outline planning consent for extension to industrial estate including access.	Approved with conditions 08/11/2016
3/2017/0080	Land adj former Genus Site Mitton Road Whalley BB7 9JY	Application for outline planning consent for extension to industrial estate with all matters reserved.	Approved with conditions 30/03/2017
3/2017/0714	Land adj former Genus Site Mitton Road Whalley BB7 9JY	Extension to existing industrial estate (Class B1, B2 and B8 use) to include car parking, landscaping	APPROVED WITH CONDITIONS 1 st Dec 2017

4.0 THE PROPOSED DEVELOPMENT

4.1 The proposed development is to continue to use the unit as a male hair salon with specialist hair systems together with ancillary hair products sales and storage and wholesale distribution of hair products. The applicant is a qualified barber of 13 years. He spent 5 years working at a high-end barbershop London. He has previously worked in a barbershop in Ribble Valley. He supplies a high-end bespoke service each appointment being between 45-55 minutes to ensure that the haircut is of the best quality and the customer has no waiting time. A period of 15 minutes and not less than 5 minutes between customers is used to clean the workstation

and prepare for the next customer. The business does not operate as a traditional barbershop and does not accept walk in appointments with customers waiting.

- 4.2 The applicant was unaware that planning permission would be required for a change of use to a hair studio as the unit was occupied by as a successful physiotherapist /gym, which has now relocated within the business park and there are other retail uses close by.
- 4.3 The hair studio has been in operation since February 2024 and has built up a solid customer base. Many customers have a regular weekly or fortnightly appointments and come from the local area including people working at the business park, or resident at Calderstones and Whalley. Customers from the business park and Calderstones often walk to the shop. The direction the business is going is far from a conventional barbershop. The applicant also provides a hair replacement systems service which is growing in popularity. This caters for clients who are experiencing natural hair loss or hair loss due to medical treatment such as chemotherapy. The client is fitted with replacement hair which is attached to the scalp with tape or specialist glue. The replacement hair is then cut and styled to blend with the client's natural hair the appointment takes about 3-4 hours. After four weeks the client returns, and the replacement hair is removed and washed, the scalp shaved of any residual hair and the natural hair is washed and cut. The replacement hair is then re-applied and styled as before. The business has 30 regular customers using this specialist service. The company is pursuing this service, and it is anticipated that this will become the primary source of business.
- 4.4 The business has also developed a range of own branded hair products which are available for the hair salon customers to buy but primarily the market the company seeks to attract is on-line wholesale of products to barbershops around the country. The mezzanine level of the unit will be used to accommodate storage of products and preparation of orders for dispatch. A website for the sale of these products is under construction. The applicant intends to complete a course to equip him to operate a professional scissor sharpening service. The scissor sharpening machine costs £3,000. He will offer a scissor sharpening service by post to other hairdressers and barbers. The machine will be located on the mezzanine level.
- 4.5 The business offers training and employs one apprentice. The business owner will also use the salon to provide filming of hair replacement systems and hair cutting to provide an on-line training course.
- 4.6 The business employs 6 staff in total 4 full-time and 2 part-time including 1 apprentice. Not all staff are present at the same time. The hair salon will have 4 workstations at full capacity this will equate to 3 barbers, 1 specialist and four customers. The apprentice either observes,

assists or is supervised on hair appointments. The majority of the apprentice time is envisaged to be taken with preparing and dispatching on-line orders. The maximum opening hours of the hair studio is 08.00 to 19.00 Monday to Friday and 08.00m to 17.00 on Saturdays. No working on Sundays or Banks Holidays. The most sought-after appointments are before 09.00 and after 16.00. Regular local customers from the business park and close by tend to come during business hours.

- 4.7 The unit is provided with two parking spaces in front of the unit. Within northern part of the business park there are 13 communal parking spaces these are shown edge blue on the site plan. The business leaves the two parking spaces in front of the unit free for customers and staff with cars park on the business parks communal spaces. If the parking spaces in front of the unit are occupied customer are directed to the communal spaces. Regular customers are familiar with this arrangement. Five of the staff travel to work by car. Four of these car-share (two pairs). The apprentice travels by bus. Not all staff are present at any one time so that the maximum staff parking requirement is 4 and the maximum customer parking requirement is 4. As there is a break between appointments customers leave before the next customer arrives.

5 DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2024).

Core Strategy (2014)

- 5.2 The following policies are of relevance to the proposal:

Key Statement DS1: Development Strategy. Strategic employment opportunities will be promoted through the development of the Barrow Enterprise Site as a main location for employment and the Samlesbury Enterprise Zone. New retail and leisure development will be directed towards the centre of Clitheroe, Longridge and Whalley.

Key Statement DS2: Sustainable Development, when considering development proposals, the Council will take a positive approach which reflects the presumption in

favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.

Key Statement DM12: Transport Considerations. New development should be located to minimize the need to travel. Also, it should incorporate good access by foot and cycle and have convenient links to public transport

Key Statement EC1: Business and employment development-employment development will be directed towards the main settlements of Clitheroe Longridge and Whalley as preferred locations to accommodate employment growth together with land at the Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury and locations well related to the A59 corridor.

Policy DMG1: General Considerations – sets out various criteria to be considered in assessing planning applications, including the proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.

Policy DMG2: Strategic considerations-development should be in accordance with the Core Strategy development strategy and should support the spatial vision.

Policy DMG3: Transport and mobility-the availability of public transport, the relationship of the site to the primary road network, the provision for access by pedestrian and cyclists.

Policy DMB1: Supporting business growth and the local economy- proposals that are intended to support business growth, and the local economy will be supported in principle.

Policy DMR3: Retail outside main settlements. Seeks to protect shops within villages and to support farm diversification schemes.

National Planning Policy Framework

- 5.3 Section 7 Ensuring the vitality of town centres paragraphs 91-93 requires a sequential test to be carried out for planning applications which propose main town centre uses which are not in an existing centre.

6 EVALUATION

- 6.1 The units were granted planning permission under 3/2015/0235 for a B1 light industrial use. Conditions on the planning permission under the heading “Amenity” included condition 21 which states:

“The use of the units hereby permitted shall be for light industrial uses falling within Use Class B1(c) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision, including permitted changes, equivalent to that Class in any statutory instrument revoking and re-enacting that Order). Reason: In accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Adopted Version) as other uses may have an unacceptable impact on neighbouring amenity and/or the character and appearance of the area.”

The principle of the development

- 6.2 The permission granted for unit 7 was for a Class B1 (c) light industrial use which is now Class E (g) (iii)
- 6.3 The site is within the existing employment site policy DMB1 at Mitton Business Park. The proposed development will provide employment for the equivalent of 5 full-time workers a similar level of employment as would be expected if the site was in a Class E (g) (iii) use. Key Statement EC1 directs employment development towards the principal settlements including Clitheroe, other specified areas and locations well related to the A59 including Barrow Enterprise Site. The site is in a sustainable location as required by Key Statement DS2. As the proposal will facilitate the retention of an existing business generating employment that will continue to add value to the local economy it accords with Key Statement EC1 and Policy DMB1. The proposed includes and small element (30m²) of B8 Storage and distribution. The remainder of the business park to the south of the site has planning permission for B1 light industrial (now Class E), B2 General Industrial and B8 Storage and Distribution Uses. The proposed B8 storage and distribution use is acceptable in principle in this location and accords with Key Statement EC1 and Policy DMB1
- 6.4 Policy DMB1 offers general support for economic development. The proposed development includes a hair studio which is a retail type use. Retail uses are included in the list of ‘main town centre’ uses in the glossary to the National Planning Policy Framework as such a sequential test is required.

Sequential Test

6.5 Paragraph 91 of the National Planning Policy Framework states:

“Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.”

6.6 The applicant is a barber with 13 years’ experience who wishes to run a hair studio which specialises in hair replacement services. He has commissioned his own hair products which he wishes to sell wholesale to other barbers and hairdressers. He also wishes to establish an on-line training academy. The format of the service requires sufficient space to provide a bespoke haircutting service as well as a higher level of privacy for customers requiring hair replacement services such as providing a screen if requested. The format of a traditional barbershop is often very public with a shop window giving views into the shop from the street and customer seating areas for a walk in service. The operating format of the business is not based on this traditional service and seeks to provide bespoke pre booked appointments. The main salon area is at the rear of the unit providing a private area for the hair replacement systems. The unit at Mitton Road Business Park provides sufficient floor area to operate the hair salon and wholesale business side by side. There are no premises in the centre of Whalley currently available and suitable.

Area	Agent	Rent or Purchase	Unit location and size m2	Suitability
Whalley town centre	Trevor Dawson	Purchase	25 King Street Whalley 166m2. Trading as a Restaurant	Unit too large
Whalley town centre	Bridge and Co	Rent	Restaurant 1 George Street Clitheroe 214m2	Unit too large. Planning permission required as sui generis use.
Whalley town centre	Bridge and Co	Rent	Restaurant 9a George Street Clitheroe 115m2	Unit too large. First floor accommodation.
Whalley town centre	Trevor Dawson	Purchase	97A King Street Whalley	Tenant in place
Whalley town centre	The Letting Cloud	Rent	7 Accrington Road Whalley. 2x 70m2 offices total 140m2	Second floor offices. Use limited to A1 and B1a uses

6.7 Searches were carried out on the 04/03/2025 on commercial sites Rightmove, Prime Location and Zoopla. The search was within 1 mile of Whalley unit size 50m2 to 125m2. The above

sites were identified. The only potential site in the town centre of an appropriate size is the premises at 7 Accrington Road, Whalley. This is a three-storey property designed as retail space and parking on the ground floor and office space on the first floor and second floors. Planning permission was granted for the building in 2017 reference 3/2017/0633. It was subject to a condition, condition 14, limiting the use of the building to retail (A1) and Office Use (B1 (a) use. It states

*“Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended or re-enacted) and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 (as amended or re-enacted) the ground and first/second floor areas of the development hereby approved shall only be used for the purposes of Retail (A1) and Office Use (B1(a)) respectively **and for no other purpose, including any other purpose within Use Classes A1 or B1(a).**”*

Reason: For the avoidance of doubt and to ensure that the development remains compatible with the character of the area in accordance with Key Statement EN5 and Policies DMB1, DME4 and DMG1 of the Ribble Valley Core Strategy.”

The Town and Country Planning (Use Classes Order) 1987 Class A1. Shops lists “Class A1 (a) for the retail sale of goods other than hot food” and “Class A1(e) hairdressing”. The condition 14 therefore excludes the use of the property as a hair studio.

- 6.8 The assessment above has demonstrated that there are no sequentially preferable sites within or on the edge of Whalley. The searches did not find any other premises that were out of centre and sequentially more preferable to the application site. It is concluded that there are no more suitable and more centrally located site of the size required by the development and the requirements of paragraph 91 of the NPPF is satisfied.
- 6.9 The continuation of the business will mean that there will be no loss of employment at the site. Given that there is no sequentially preferable site the development is essential to the local economy to retain existing employment and is compliant with policy EC1, DMB1 and DMG2.
- 6.10 The recent introduction of the new Class E which allows the flexibility to change between a wider range of uses within the same use class indicates the Government intention to stimulate economic growth. Several other businesses on the business park have retail elements to

them. The proposed uses provide a service to the employees on the business park and the residents of Calderstones which is a sizeable and growing settlement without any local shops.

- 6.11 The mezzanine level was already in place when the applicant first occupied the unit. The unit was attractive to applicant because it had a mezzanine level which was suitable for storage for the hair products side of the business. The retention of the mezzanine floor will allow the continuation and expansion of the wholesale sale of hair products and is in principle, acceptable on this business park. As a storage and distribution use, the servicing and parking requirements are low. The hair studio and storage and distribution use combined would not unduly affect the existing parking and servicing arrangements and is compliant with policy EC1 and DMB1.

Residential Amenity

- 6.12 The planning permission that was granted on the site in 2015 had attached to it conditions designed to protect the amenity of nearby residential properties. Condition 21 confirmed that the use would be a light industrial use. Condition 22 removed permitted development rights to insert mezzanine levels without planning permission to control and intensification of use, Condition 25 restrict the operating hours to 0800 to 1800 Monday to Friday and 0900 to 1300 on Saturdays. There were other conditions to prevent noise from plant and machinery and to prevent materials being stored outside.
- 6.13 The proposed hair studio and storage and distribution uses do not include any activities which would affect the residential amenity of the neighbouring residential properties. The number of customers using the premises is low and the associate activities of customers coming and going is unlikely to lead to any significant disturbance over and above the existing activities at the business park. Similarly, the storage and distributions of hair products and scissor sharpening is likely to generate low numbers of deliveries and dispatches. The applicant anticipates around 50 dispatches per week which will be shipped out daily as one trip. Deliveries of product stock are likely to be one per month in a small to medium sized van.
- 6.14 The proposed maximum opening hours are 08.00 to 19.00 Monday to Friday and 08.00 to 17.00 on Saturday with no opening on Sundays or Bank Holidays. The most sought-after appointments are before 09.00 and 16.00 onwards. Local customers tend to be more flexible in their appointment times. Condition 24 and 25 on the permission 3/2015/0235 limited working hours and opening hours at the unit to 0800 to 1800 Monday to Friday and 0900 to 1300 on Saturday with no opening on Sundays or Bank Holidays. The proposed opening hours do not extend much beyond these hours. The activities within the building are unlikely to impact upon the residential amenities of nearby dwellings. The amount of traffic attracted

to the site will be minimal and is unlikely to cause any noise disturbance to residents even in the early evenings. The proposal is compliant with policy DMG1.

Visual Amenity

- 6.15 As no external alterations are proposed it is considered that the proposed development would not have a harmful impact on the visual character or appearance of the application building or the surrounding area.

Highways and transport

- 6.16 The unit is provided with two parking spaces and has access to a further 13 communal spaces. This level of parking is adequate for the proposed uses. The car space in front of the building will be kept free for customers. The peak time for customers at the beginning and end of the day is unlikely to coincide with the peak activity of the other units on the business park assuming that most will be closed by 5pm. Deliveries and dispatches from the proposed storage use will be low. The conditions placed on the planning permission prevents working in the evening in the other units unless planning permission has been granted otherwise, again confirming the availability of communal parking nearby in the early evenings.
- 6.17 The business park benefits from communal cover cycle parking and easy access to a regular bus service. One of the employees travels to and from work by bus and staff regularly car share.

7 CONCLUSION

- 7.1 The proposed use of the unit as hair studio providing specialist male hair systems with ancillary hair products sales and storage and wholesale distribution of hair products will allow an existing business to retain employment opportunities within the business park. The proposal will continue to provide a service to the local community and a specialist service to those experiencing hair loss. We have demonstrated that the proposed use will protect the amenities of the nearby residential properties, and the development will not harm highway safety. The applicant has conducted a sequential search of properties to rent and purchase and has demonstrated that there are no sequentially preferable sites available. The proposal complies with the policies of the Core Strategy and the NPPF.