

Ribble Valley Borough Council

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Your ref: 25.0098

Our ref: D3.25.0098

Date: 7th August 2025

App no: 25.0098

Address: Unit 13 Mitton Road Business Park Mitton Road Whalley BB7 9YE

Proposal: Change of use from light industrial (B1) to sui generis. Proposed opening hours 9.00 am to 7.00 pm (Monday to Friday) and 9.00 am to 4.00 pm on Saturdays

The submitted documents and plans have been reviewed and the following comments are made.

History

Unit 13

3/2017/0975 - Change of use from light industrial (B1) to personal training and wellness facility (D2). Resubmission of application 3/2017/0975. Approved temporarily on 18.12.17 until 01.06.19.

Condition 5 - Unless otherwise agreed in writing by the local planning authority, between the hours of 8am and 6pm weekdays and 9am and 1pm Saturdays the use of the unit shall be restricted to one-to-one personal training sessions only and there shall be no group classes operated during these times. Reason: In the interest of highway safety and to ensure adequate parking is available within the site and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

3/2017/0432 - Change of use from light industrial (B1) to personal training and wellness facility (D2). Refused

9.00am to 4.30pm, Sundays and Bank Holidays 10.00am to 4.00pm. Resubmission of

Proposal

The application seeks to change the use from B1 to a Clinic / Salon for specialised treatments and beauty (nails and eyebrows).

The applicant states that the business has been operating for 4/5 years. There are 4 employees with 2 employees on site at any time.

The applicant states that the business is run by appointment only with gaps between appointments, where each appointment is approximately between 45 to 60 minutes.

The floor plan shows 4 treatment rooms. The floor area is shown as 63.84sqm ground floor and 11 sqm mezzanine, totalling 75sqm approximately.

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.

Parking

The unit is provided with two parking spaces in front of the unit and Mitton Business Park and there are a number of communal parking spaces, which are overflow spaces for the units.

The professional services parking standard is the same as the former B1 standard at 1 space per 30sqm, equating to 2.5 spaces for a floor area of 75sqm. The health/medical standard is higher at 4 spaces per consulting room, equating to 16 spaces.

In this case the applicant states that there are 2 staff on site at any one time, there are no customer numbers stated however other similar business applications would suggest up to 4 customers on site (2 being attended and 2 waiting) this totals 6.

This would require 4 car parking spaces in the communal area. There is no evidence to suggest that there is a shortage of overspill car parking at the site currently which is resulting in a highway safety matter.

Conclusion

Lancashire County Council acting as the Highway Authority 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, capacity or amenity in the immediate vicinity of the site.

Kelly Holt
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Highways Network Management
Highways and Transport
Lancashire County Council
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