

Stephen Kilmartin  
Planning Department  
Council Offices  
Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

28 August 2025

Dear Stephen Kilmartin,

Planning Application No: 3/2025/0098

Grid Ref: 372807 437479

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.

Location: Unit 13 Mitton Road Business Park Mitton Road Whalley BB7 9YE.

An application for change of use at Unit 13 Mitton Road Business Park from Light Industrial (B1) to a Personal Training and Wellness Facility (D2) was submitted on 5 May 2017 under reference 3/2017/4032. This application was refused by Ribbles Valley Borough Council.

A re-submission was made on 17 October 2017 under reference 3/2017/0975. The Borough Council granted temporary permission on 18 December 2017, with the proviso that:

*"The use thereby permitted shall be discontinued and the building restored to its former condition on or before 1 June 2019 unless a renewal of this planning permission has been granted by the Authority."*

No renewal was sought before 1 June 2019. Accordingly, the temporary permission expired, and the building should have reverted to its former condition and category of use. However, this has not been checked or enforced, and a new application has now been submitted.

Whalley Parish Council objects to this application on the following grounds:

- The original planning permission for the Business Park was not intended for retail or leisure use and specifically required:
- Use to remain within Light Industrial (B1(c)) of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- Working hours restricted to 08:00–18:00 (Monday to Friday) and 09:00–13:00 (Saturdays), with no operations on Sundays, Bank Holidays, or Public Holidays.
- Customer access limited to the same hours.
- The Parish Council is concerned about the ongoing trend of businesses on the Business Park shifting from industrial to retail/leisure use, bringing increased traffic and noise that was never envisaged when the site was approved.
- The original operating hours were imposed to protect the amenity of neighbouring residents. Extending these hours would undermine residents' right to peace and quiet during evenings and weekends.

For these reasons, Whalley Parish Council strongly urges the Planning Department to refuse this application for change of use and extended opening hours. Retaining the original planning

restrictions is essential to safeguarding both the intended function of Mitton Road Business Park and the wellbeing of the local community.

Yours sincerely,

*EK Haworth*

Liz Haworth  
Clerk and Responsible Finance Officer  
Whalley Parish Council