

29 JUL 2025

Application for Change of Use: Unit 13, Mitton Road Business Park – From B1 Light Industrial to Sui Generis

To whom it may concern

We are writing to formally request a change of use for Unit 13, Mitton Road Business Park, from its current B1 Light Industrial classification to Sui Generis.

Our business operates as a clinic specializing in advanced professional treatments, which include:

- **Acne care and rosacea management**
- **CryoPen skin lesion removals**
- **Non-surgical face lifts**
- **Pressotherapy:** Post-operation recovery, lymphatic drainage
- **Infrared therapy:** Immune system boosting, arthritis pain management, muscle pain relief, and stress relief
- **Reflexology:** A holistic, non-invasive therapy to help manage a variety of health conditions, such as diabetes, hormone imbalances, insomnia, and stress
- **Micro-needling –acne scarring, afterbirth stretch marks, pigmentation , scarring**
- **Skin booster injections**
- **Sclerotherapy**
- **Therapeutic massage**
- **Pedicures:** Including callus removal and assistance for clients who struggle to reach their feet due to age or health conditions.

Additionally, we offer nail care and eyebrow treatments, which are commonly classified under Sui Generis. Although by the fact they need qualification, skills and experience to carry out – they are also professional services.

Suitability of Location

The nature of our treatments requires a controlled, private environment, as many clients leave with delicate or temporarily reddened/swollen skin. These conditions are not well-suited for a high-traffic town center location.

We have thoroughly reviewed potential alternatives, including available premises on the high street, but found that they were either too small to accommodate our equipment or did not meet health and safety requirements. As such, Unit 13 remains the most viable and appropriate location for our clinic.

Alignment with Professional Services Classification

We believe that the majority of our services fall under the "professional services" category, which aligns with the current classification of the site. However, to ensure full compliance, we seek approval for the change of use to Sui Generis to accommodate the additional treatments offered.

Business and Economic Contribution

Our clinic has been operational on this site for over four years, during which we have diligently contributed to the local economy and infrastructure. We have consistently paid taxes and other financial obligations, demonstrating our commitment as a responsible business. Moreover, our clinic serves as an important part of the local community by providing specialized services that are not readily available locally.

The business currently employs four professionals, with only two therapists working on-site at any given time. Should this application be unsuccessful, these staff members would face challenges in securing alternative employment, resulting in significant disruption to their livelihoods.

Parking and Traffic Management

We have implemented several measures to ensure minimal impact on parking and traffic flow:

- We operate strictly on an **appointment-only basis**, with deliberate gaps between bookings to manage client arrival and departure times efficiently.

With an **average appointment duration of 45 to 60 minutes**, client traffic remains low, ensuring minimal disruption.

- We have **additional staff parking arrangements** with another unit in the business park, which is used solely for storage and does not require access during business hours. Additionally, there is a visitor parking bay opposite the unit, which has remained largely unused throughout our five years of operation.
- We have been operating in this unit for **five years**, and parking has **never been an issue** during this time.
- Many of our clients are **local residents** who frequently walk to the salon, reducing overall vehicle traffic and easing congestion on roads leading to Whalley and Clitheroe.
- Our business is part of the **convenient and supportive infrastructure** of the immediate area, particularly as a **new development is nearing completion** directly across the road.

This structured approach ensures a smooth flow of traffic, reinforces our commitment to minimizing any impact on the surrounding area, and highlights the salon's role as a **valuable and accessible service within the community**.

Proposed Operating Hours

We propose to continue operating Monday to Friday 9:00 am – 7pm

Saturday, from 9:00 AM to 4:00 PM.

Sunday - closed

In conclusion, granting this change of use would allow us to continue providing specialized, professional treatments to our clients in a location that supports their needs while maintaining a low impact on the surrounding area. We are committed to adhering to all relevant planning and operational guidelines and would greatly appreciate the opportunity to continue contributing to the local economy.

Thank you for considering our application. Please do not hesitate to contact us should you require any further information or clarification.

Yours sincerely,
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