

Ribble Valley Borough Council  
Council Offices  
Church Walk,  
Clitheroe  
Lancashire  
BB7 2RA

Phone: 0300 123 6780  
Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)  
Your ref: 3/2026/0062  
Our ref: 3/2026/0062/HDC/KW  
Date: 09 March 2026

**Location:** Unit 45 Mitton Business Park Mitton Road Whalley BB7 9YE  
**Proposal:** Regularisation of change of use from Class B2/B8 (general industrial) to Class E(d) (indoor sport, recreation or fitness), provision of mezzanine floor and extension of opening hours to 6.30am to 9.00 pm Monday to Friday, 7.00 am to 2.00 pm on Saturdays and 7.00 am to 1.00 pm on Sundays  
**Grid Ref:** 372773 437412

Dear Maya Cullen

With regard to your consultation letter dated 13 February 2026, 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) have been consulted on an application for the regularisation of change of use from Class B2/B8 (general industrial) to Class E(d) (indoor sport, recreation or fitness), provision of mezzanine floor and extension of opening hours to 6.30am to 9.00 pm Monday to Friday, 7.00 am to 2.00 pm on Saturdays and 7.00 am to 1.00pm on Sundays at Unit 45, Mitton Business Park, Mitton Road, Whalley.

The LHA are aware of the most recent planning history associated with the site which is as follows:

3/2017/0714 - Extension to existing industrial estate (Class B1, B2 and B8 use) to include car parking, landscaping and service infrastructure. Permitted on the 01/12/2017.

Continued...

**Lancashire County Council**  
PO Box 100, County Hall, Preston, PR1 0LD



3/2024/0214 - Regularisation of change of use from Class B2/B8 (general industrial) to Class E (commercial business and service), provision of mezzanine floor and extension of opening hours to 6.30am to 9.00 pm Monday to Friday, 7.00 am to 4.00 pm on Saturdays and 7.00 am to 1.00 pm on Sundays. Refused on the 24/06/2025.

### **Site Access**

The site 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. The access has previously been considered and approved to provide access to the business park under application reference 3/2017/0714.

### **Operating statement**

The LHA has reviewed the planning statement and supporting letter which provides information on how the business operates. Per4m Health operates a physiotherapy-led health, fitness and wellbeing service. Attendance is managed entirely through pre booked appointments. Per4m Health employs 8 full time staff and 1 part time staff member. The unit is used for structured one-to-one appointments and small group sessions, with group sessions limited to a maximum of 5 participants at a time. The business operates within the following hours:

- Monday–Friday: 06:30–21:00
- Saturday: 07:00–14:00
- Sunday: 07:00–13:00

It is understood that the peak morning operating hours are 6:30am to 8:30am and the evening peak is 5:15pm to 8:30pm. These peaks fall outside of the traditional office hour peak.

### **Parking Arrangements**

The LHA have reviewed Location / Site Plan and note that 10 car parking spaces are provided in front of the Unit. The wider site also includes communal parking areas which are shared with the other business which operate from Mitton Business Park.

The applicant has previously undertaken a parking survey showing the parking provisions within Mitton Business Park during the hours of 8:30am to 9:30am and 4:30pm to 5:30pm weekdays, and 7.00am to 4.00pm on Saturdays, and 7.00am to 1.00pm on Sundays, in order to provide evidence of the parking demand during the cross-over period between normal working hours and outside of working hours which allows the LHA to assess the capacity within the communal parking areas during these times.

Given the information provided to date, the LHAs understanding of the business parking needs can be met by the parking provisions within the site as well as the business park's communal parking areas.

The LHA has visited the site during normal office hours to observe the parking provisions within the whole business park and the applicant has provided a parking survey covering the busier times for the business (after normal office hours). The business also operates under an appointment-only system with group sessions up to a maximum of 5 participants, as such arrivals are staggered and capped, moderating parking demand during operating hours.

At this time the LHA are of the view that the proposal does not have a detrimental impact on the communal parking area and as such, finds the proposal acceptable at this time. The development is also likely to be more active outside of traditional office hours when the industrial estate is likely to be quieter.

**Condition**

1. The use hereby approved shall operate strictly by pre-booked appointments only, including all individual sessions and group sessions, which shall be limited to a maximum of five clients. A digital or written log of all scheduled appointments shall be retained for a minimum of 12 months and shall be made available to the Local Planning Authority upon reasonable request.

**Reason:** To ensure the use operates in a controlled manner that prevents unrestricted public access, in order to manage vehicle movements, avoid unpredictable parking demand, and maintain safe operation of the surrounding highway network.

Yours sincerely

Kate Walsh  
Highway Development Control Technician  
Highways and Transport  
Lancashire County Council  
T: 0300 123 6780  
W: [www.lancashire.gov.uk](http://www.lancashire.gov.uk)