



Maya Cullen
Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

20 February 2026

Dear Maya Cullen,

Planning Application No: 3/2026/0062

Grid Ref: 372773 437412

Proposal: 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 2.00 pm on Saturdays and 7.00 am to 1.00 pm on Sundays.

Location: Unit 45 Mitton Business Park Mitton Road Whalley BB7 9YE

Whalley Parish Council formally objects to the application seeking the regularisation of the change of use from Class B2/B8 (general industrial) to Class E (commercial business and service), the provision of a mezzanine floor, and the extension of opening hours to 6.30am–9.00pm Monday to Friday, 7.00am–2.00pm on Saturdays, and 7.00am–1.00pm on Sundays at Unit 45, Mitton Business Park.

The original permission for Unit 40 was granted for B1 use (light industrial). This permission was based on specific assumptions about the type and intensity of activity that would take place within the building and across the wider site. Light industrial use is typically associated with lower-impact operations, and this formed part of the planning balance when consent was granted.

The current proposal is contrary to the original planning permission for units at Mitton Business Park. The original conditions clearly stated:

- No mezzanine floors were permitted.
- Opening hours were restricted to 8.00am–6.00pm weekdays and 9.00am–1.00pm on Saturdays.
- No work was permitted on Sundays.

These restrictions were imposed specifically to safeguard the residential amenities of nearby properties. The proposed extended hours, particularly early morning opening and Sunday operations, together with the introduction of a mezzanine floor, would materially intensify the use of the unit. This is likely to result in increased disturbance from noise, vehicle movements, and general activity outside previously agreed times.

Furthermore, the proposed Class E use is not consistent with the originally approved business use, which was considered appropriate given the site's proximity to residential dwellings. The Parish Council considers that the regularisation of a change of use after it has already occurred undermines the integrity of the planning process and risks setting an undesirable precedent for other operators within the business park to bypass established planning controls.

The Parish Council believes that all development within the community must adhere to established planning regulations to ensure the integrity of the local environment is maintained and that residential amenity is protected. Any significant change of use from light industrial to commercial business and service should be subject to full and proper assessment before implementation.

For the reasons set out above, Whalley Parish Council respectfully requests that this application be refused in order to uphold the original planning conditions and protect the amenity of local residents.

Yours sincerely,

EK Haworth

Liz Haworth
Clerk and Responsible Finance Officer
Whalley Parish Council