

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

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Your ref: 03.26.0715
Our ref: 03.26.0715
Date: 07.10.2026



For the attention of Emily Pickup

Planning Application No: 3/2026/0715

Proposal: Proposed change of use from Class E to Sui Generis (Leisure and Wellbeing) and associated signage and external alterations.

Location: Building adjacent to 17 Waddington Road (formerly Old Coach House Antiques and Interiors) Clitheroe BB7 2HJ

The plans and information submitted have been viewed and the following comments are made.

The site is proposed to operate with visits typically around 15-20 minutes and other treatments generally managed via an appointment-only basis as such, attendance will be controlled through pre-booked sessions and short visits. It is understood that the site previously operated under class E use and, as such, would have generated a degree of parking demand associated with staff and visitors previously.

The site does not provide any off highway parking however it is located within a highly sustainable location with good access to public transport and local amenities. There are also parking restrictions on the surrounding roads to control on street parking. There are No waiting at anytime restrictions on Waddington Road from its junction with Well Terrace for a distance of 52m in a western direction.

There is no objection to the proposal in principle subject to the following conditions and informative note.

Conditions

1. The development shall be carried out and thereafter operated in full accordance with the submitted Planning Statement, dated September 2026 Version 1, unless otherwise agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt, to define the permission and to ensure the development operates in accordance with the details assessed by the Local Planning Authority and in the interests of highway safety.
2. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:
 - 24 Hour emergency contact number.
 - Details of the parking of vehicles of site operatives and visitors.

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- Details of loading and unloading of plant and materials.
- Measures to protect vulnerable road users (pedestrians and cyclists).
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- Measures to deal with dirt, debris, mud, or loose material deposited on the highway because of construction.
- Measures to control the emission of dust and dirt during construction.
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Delivery, demolition, and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

Informative note:

The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433.

Kind regards

Tahira

Tahira Akhtar BA (Hons)
Technician
Highway Development Control
Highways & Transport
Lancashire County Council

