

PLANNING STATEMENT

PROPOSED CHANGE OF USE FROM CLASS E TO SUI GENERIS LEISURE AND WELLBEING USE

**THE OLD COACH HOUSE
ADJACENT TO 17 WADDINGTON ROAD
CLITHEROE
BB7 2HJ**

September 2026
Version 1

Planning policy reviewed against the National Planning Policy Framework published 17 August 2026.



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1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared in support of a full planning application to Ribble Valley Borough Council for the proposed change of use of The Old Coach House, adjacent to 17 Waddington Road, Clitheroe, from its existing Class E (Commercial, Business and Service) use to a Sui Generis Leisure and Wellbeing use.
- 1.2** The proposed business will provide a professionally operated Leisure and Wellbeing salon incorporating sunbed tanning, beauty treatments and advanced skin enhancement therapies.
- 1.3** The premises comprise approximately 260 square metres of existing commercial floorspace. No significant extension of the building is proposed. The development principally involves the refurbishment, adaptation and reoccupation of an existing commercial building which has been vacant and has deteriorated during that period.
- 1.4** The proposal represents significant private investment in an established commercial property and will allow an established business with an existing customer base to operate from comprehensively refurbished permanent premises.
- 1.5** The application should be read alongside the submitted plans, Heritage Statement and other supporting application documents.

2.0 SITE AND SURROUNDINGS

- 2.1** The Old Coach House is located on Waddington Road, Clitheroe, on the immediate periphery of Clitheroe town centre and within the Clitheroe Conservation Area. The surrounding area has a well-established mixed character comprising residential properties alongside retail, food and drink, professional services, personal services, leisure and other commercial businesses.
- 2.2** The property has a longstanding commercial history. Historic planning evidence identifies the premises as the former Moore's Plumbers Warehouse before planning permission was granted on 21 January 1980 for retail sales, after-sales servicing and repair of pedal cycles. The building subsequently operated as Pedal Power, a bicycle sales and repair business, for more than 40 years and was more recently occupied by The Old Coach House Antiques & Interiors.
- 2.3** The building has therefore not historically functioned as a residential premises. Its occupation for commercial purposes is long established.
- 2.4** Following the relocation of the antiques business the building remained vacant for a number of years and deteriorated. It has subsequently been stripped back as part of the initial refurbishment programme, including removal of the previous electrical and plumbing installations and disconnection of the gas supply. The proposal provides an opportunity to complete that investment and return the property to productive long-term use.

3.0 EXISTING PLANNING POSITION

3.1 Previous Lawful Development Certificate Application

An application for a Certificate of Lawfulness for the proposed use of the premises as a sunbed/beauty salon (application 3/2026/0454) was submitted to Ribble Valley Borough Council on 15 June 2026. The application was refused on 8 September 2026.

The Council concluded that the conditions attached to historic planning permission 3/1979/1515 required express planning permission for an alternative use and further considered that the proposed tanning and beauty salon would constitute a Sui Generis use rather than falling within Class E.

The applicant has therefore proceeded by way of the present full planning application, seeking express planning permission for the proposed Sui Generis Leisure and Wellbeing use. The planning merits of the proposal, including its relationship with the surrounding commercial context, residential amenity, access and parking, town-centre policy and heritage considerations, are addressed in the following sections of this Statement.

3.2 Existing Retail / Class E Planning Position

The Council's delegated report for application 3/2026/0454 records that the last known use of the application building was retail, falling within Class E. However, the Council also concluded that conditions attached to planning permission 3/1979/1515 restrict the ability to rely upon general permitted changes of use and require express planning permission for an alternative use.

The established retail use and the building's longstanding commercial history nevertheless remain relevant to the planning assessment. The proposal does not introduce commercial activity into a residential property or a site with no commercial history; it seeks express permission to adapt an established commercial premises to a specialist Leisure and Wellbeing operation.

3.3 Existing Commercial Baseline

The established commercial use of the building provides an important planning baseline when considering the nature and intensity of the proposed development. The current application should therefore be assessed as the reoccupation and adaptation of an existing commercial property, rather than the introduction of a new commercial use into a residential building.

The tanning element of the proposed operation will predominantly involve individual customers making relatively short visits, typically around 15-20 minutes. Beauty and advanced skin treatment appointments may be longer but will generally be managed as individual appointments.

These operational characteristics are relevant when assessing the actual effects of the proposed use, particularly in relation to intensity of activity, traffic, parking, noise and neighbouring amenity.

4.0 PROPOSED DEVELOPMENT

4.1 The proposed use will provide a Leisure and Wellbeing salon incorporating:

- sunbed tanning;
- beauty treatments;
- advanced skin enhancement therapies;
- individual treatment and tanning rooms;
- reception and customer facilities; and

- staff and welfare facilities.

4.2 The majority of the physical works will be internal. The existing building will be retained and comprehensively refurbished. New services will include appropriate electrical, heating, ventilation, plumbing, sanitary and fire-safety installations together with internal subdivision, treatment rooms, reception facilities, finishes and decoration.

4.3 The premises will operate as a fully staffed and supervised salon. Staff responsible for tanning facilities will receive appropriate training in equipment operation, customer guidance, salon procedures and safety requirements.

4.4 The business intends to become a member of The Sunbed Association and to operate in accordance with applicable legislation, recognised industry standards and good practice.

4.5 Under-18s

No person under the age of 18 will be permitted to use the sunbed tanning facilities. Age-verification procedures will be implemented where a customer's age is uncertain, and the staffed nature of the salon will provide direct operational supervision.

4.6 Equipment and Future Investment

The business will invest in a mixed range of modern tanning equipment, including some newer LED technology alongside modern conventional tanning equipment.

As equipment reaches replacement stage and the business develops, the intention is to progressively increase the use of newer, more energy-efficient LED equipment.

This will complement the wider energy-efficiency improvements proposed as part of the building refurbishment.

4.7 Environmental Health and Operational Compliance

The premises will be designed and operated in accordance with all applicable environmental health, health and safety and sunbed legislation and guidance. Appropriate measures will be incorporated in relation to ventilation, heat management, electrical safety, customer supervision, age controls, equipment operation and customer safety.

4.8 Mechanical Ventilation and Acoustic Performance

Mechanical ventilation will be provided by a Mitsubishi Electric Lossnay LGH-100RVX3-E mechanical ventilation heat recovery unit. The unit uses 250 mm nominal duct connections and will serve separate outside-air intake and exhaust-air routes. The system will be commissioned to suit the operational requirements of the premises, with the installer advising that normal operation is anticipated to be within approximately the 50-75% fan-speed range.

Mitsubishi Electric's published product data gives sound-pressure levels for the unit of 18.5 dB(A) at 25%, 27 dB(A) at 50%, 35 dB(A) at 75% and 40 dB(A) at 100% fan speed, measured 1.5 m beneath the centre of the unit. Separate Mitsubishi Electric acoustic data provides octave-band sound-power information for the supply and exhaust duct outlets at the same fan settings. These manufacturer figures describe the equipment and duct sound source; actual external sound levels will depend on the final duct arrangement, terminal/louvre selection, attenuation, installation and distance.

Two external terminations will be required, comprising an outside-air intake and exhaust-air outlet. The final external weather louvres will be flush/profiled installations and coloured to match the surrounding elevation so far as practicable. The manufacturer's ventilation specification and acoustic information are included at Appendix C.

5.0 PROPOSED OPENING HOURS

5.1 The proposed opening hours are:

Day	Proposed Opening Hours
Monday-Friday	08:30-21:00
Saturday	09:00-20:00
Sunday	10:00-18:00

- 5.2 The proposed hours recognise the nature of the customer base, including customers who may wish to attend before or after normal working hours. The premises will not operate into the late-night or early-morning period and the use is not comparable to late-night entertainment or late-night refreshment activity.
- 5.3 Evening commercial, personal-service and leisure activity is already established within Clitheroe. Current published hours for direct tanning comparators include Ribble Valley Tanning (08:00-21:00 Monday-Friday), Clitheroe Sunbeds (09:00-21:00 Monday-Friday) and The Tanning Studio (approximately 09:00-20:30 on most weekdays). Local gyms operate later still, including Absolute Fitness to 22:00 on weekdays and Valley Fitness to 23:00 on several days.
- 5.4 The proposed 21:00 weekday closing time is therefore consistent with established commercial and leisure activity in Clitheroe. Saturday and Sunday hours are shorter and proportionate to the nature of the business.

6.0 OPERATIONAL CHARACTERISTICS AND RESIDENTIAL AMENITY

- 6.1 The proposed salon will be a relatively low-intensity, predominantly appointment-based use. Tanning customers will generally visit individually and typically remain for approximately 15-20 minutes. Beauty and skin-treatment appointments may be longer but will normally involve individual customers or small numbers.
- 6.2 The proposed salon will contain approximately 7–8 tanning cubicles together with complementary treatment and wellbeing facilities. Customer attendance will be spread throughout the trading day, with tanning visits generally lasting approximately 15–20 minutes and other treatments typically managed on an individual appointment basis. Although the premises will have capacity to accommodate periods of higher demand, typical customer attendance is expected to remain substantially below the theoretical maximum capacity of the premises, with customer arrivals and departures occurring progressively rather than simultaneously.
- 6.3 All principal activities will take place internally. There will be no operational requirement for customers to queue or congregate outside and no alcohol sales, late-night refreshments, live entertainment, outdoor seating or outdoor treatment areas.
- 6.4 The salon will be fully staffed and managed throughout opening hours. Given the quiet, internal nature of the proposed activities, the development is not expected to result in unacceptable

noise, disturbance, loss of privacy or other material effects on neighbouring residential amenity.

7.0 ACCESS, PARKING AND TRANSPORT

- 7.1** The property occupies an accessible location on the periphery of Clitheroe town centre and is close to residential areas, shops, services, employment and public transport. The location allows customers to access the premises by a range of means and does not require every customer to travel independently by private car.
- 7.2** On-street parking is available in the surrounding area and public car parks are available within walking distance of the premises.
- 7.3** A typical tanning customer is anticipated to remain at the premises for around 15-20 minutes. Parking associated with those visits will therefore generally be short-stay with relatively frequent turnover. The number of customers present at any one time is inherently limited by the number of treatment and tanning facilities.

7.4 Operational Parking Characteristics

The proposed use is characterised by a substantial proportion of short-duration tanning visits, typically around 15-20 minutes, with other treatments generally managed by individual appointment. Customer arrivals and departures will therefore occur progressively throughout the trading day rather than being concentrated around scheduled classes or group activities.

Having regard to the existing commercial nature of the premises, its accessible location and the operational characteristics described above, the proposal is not expected to result in an unacceptable increase in traffic generation or parking demand.

NPPF Policy TR6 requires transport statements or assessments where proposals are likely to generate significant amounts of movement, and requires such information to be proportionate to the nature and scale of development. The modest scale and operational characteristics of this proposal do not indicate a level of movement comparable with major or high-intensity development.

8.0 COMMERCIAL CHARACTER AND LOCAL COMPARATORS

- 8.1** Clitheroe has an established mix of tanning, beauty, hair, nail, tattoo, fitness and other personal-service and wellbeing businesses operating alongside residential and other commercial uses. Waddington Road itself contains personal-service and professional activity, including Sacred Star Tattoo Studio at 5 Waddington Road. Representative local comparators and published opening hours are provided at Appendix B.

9.0 TOWN CENTRE LOCATION AND RECENT RVBC DECISION

- 9.1** The site is situated immediately outside the formal MCB1 Main Centre Boundary but on the immediate periphery of Clitheroe town centre. It is an existing commercial building within the established urban area, rather than a proposal for a new freestanding out-of-centre commercial building.
- 9.2** The relationship between a site and MCB1 should be considered in light of the actual commercial character and function of its surroundings. A particularly relevant recent local

decision is application 3/2025/0564 at 45-47 Whalley Road, Clitheroe, approved with conditions by Ribble Valley Borough Council on 3 February 2026.

- 9.3** In that delegated report the Council expressly recorded that the site was outside the Main Centre Boundary but considered that the relevant section of Whalley Road comprised an extension of the main shopping centre boundary. The officer identified surrounding businesses including a hairdresser, accountant, hot-food takeaways, motorcycle shop, nail salon, newsagents and bakery, together with an adjacent sports and social club.
- 9.4** The delegated report further concluded that the area contained similar services which could be considered an expansion of the town-centre offer and that the introduction of two Class E(c)(iii) commercial units would not be inappropriate. The officer found the proposal consistent with Key Statements EC1 and EC2.
- 9.5** Application 3/2025/0564 is not relied upon as a binding precedent and it was determined before publication of the August 2026 NPPF. Each proposal must be determined on its own merits. It is nevertheless a recent and directly relevant example of RVBC assessing the functional commercial character of an area immediately beyond MCB1 rather than treating the mapped boundary as determinative in isolation.
- 9.6** The same type of contextual assessment is relevant to The Old Coach House. The property is already commercial, immediately adjoins the wider central Clitheroe commercial area, is accessible on foot from the centre and is surrounded by a mixture of commercial, service and residential uses.
- 9.7** Given the leisure and wellbeing component of the proposal, Appendix A addresses the current NPPF town-centre sequential policy on a precautionary basis. This does not concede that every element of the proposed Sui Generis salon necessarily falls squarely within the NPPF definition of a main town centre use.

10.0 NATIONAL PLANNING POLICY FRAMEWORK - AUGUST 2026

- 10.1** The National Planning Policy Framework published on 17 August 2026 is a material consideration of critical importance in decision-making.
- 10.2** Policy E2 requires substantial weight to be given to the economic benefits of commercial development which allows businesses to invest, expand and/or adapt. The proposal directly supports that objective by enabling investment in an established business and returning vacant commercial floorspace to economic use.
- 10.3** Policy TC2 gives substantial weight to development supporting town-centre vitality and diversification. Policy TC3 requires a sequential approach to relevant main town centre uses outside existing centres and requires flexibility over format and scale. Given the leisure and wellbeing component of the proposed Sui Generis use, Appendix A addresses TC3 on a precautionary and proportionate basis.

- 10.4** Policy L2 gives substantial weight to making better use of vacant and underutilised land and buildings. The proposal directly achieves this through the reuse of an existing approximately 260 square metre commercial building without significant additional floorspace.
- 10.5** Policies TR6 and P3 require proportionate consideration of transport impacts, living conditions and pollution. The modest scale, short-duration customer visits and quiet internal nature of the salon support compatibility with the location and neighbouring uses.
- 10.6** Policy HE9 addresses conservation areas. The accompanying Heritage Statement assesses the proposal in detail and concludes that it will have a neutral to positive overall heritage impact.

11.0 LOCAL PLANNING POLICY

- 11.1** The statutory Development Plan remains the Ribble Valley Core Strategy 2008-2028, adopted December 2014, together with the Housing and Economic Development DPD and Proposals Map adopted in 2019.
- 11.2** Key Statements DS2, EC1 and EC2 support sustainable development, employment in the main settlements and development which enhances the vitality, consumer choice and service role of Clitheroe. Policy DMB1 supports in principle proposals intended to support business growth and the local economy.
- 11.3** Policy DMG1 requires consideration of compatibility, intensity, access, parking, amenity, design and environmental effects. Key Statement DMI2 and Policy DMG3 address sustainable transport and accessibility. The proposal is modest in scale, close to central Clitheroe and compatible with the mixed commercial and residential context.
- 11.4** Key Statement EN5 and Policy DME4 address heritage assets. The accompanying Heritage Statement concludes that the proposal can be accommodated without material adverse effect on the significance of the Clitheroe Conservation Area.

12.0 SUSTAINABILITY AND ECONOMIC BENEFITS

- 12.1** The development represents the sustainable reuse of an existing building rather than construction of new commercial premises. The refurbishment will install modern, energy-efficient building services, including mechanical ventilation with heat recovery, as part of the comprehensive upgrading and reoccupation of the property.
- 12.2** The proposal will return vacant commercial floor space to active use, enable substantial private investment, provide a permanent base for an established business, support employment and generate expenditure on refurbishment, equipment and ongoing maintenance.
- 12.3** The development will also attract customers into the wider central Clitheroe area, create opportunities for linked expenditure with surrounding businesses and secure the long-term maintenance of The Old Coach House. These benefits are directly relevant to NPPF Policy E2.

13.0 HERITAGE AND CONSERVATION AREA

- 13.1** A separate Heritage Statement accompanies the application. The principal external form of The Old Coach House will be retained, with the majority of works taking place internally and limited external refurbishment, signage and lighting.

- 13.2** The Heritage Statement concludes that the proposal will have no material adverse effect on the significance of the Clitheroe Conservation Area and identifies a neutral to positive overall heritage impact.

14.0 PLANNING BALANCE AND CONCLUSION

- 14.1** The proposal represents the reoccupation and adaptation of an established approximately 260 square metre Class E commercial premises to a professionally operated Sui Generis Leisure and Wellbeing use. It does not introduce commercial activity to a residential property or create substantial new commercial floorspace.
- 14.2** The established retail use and longstanding commercial history of the premises provide an important planning baseline. The present application responds directly to the Council's decision on application 3/2026/0454 by seeking express planning permission for the proposed Sui Generis use. Tanning customers will typically visit individually for approximately 15-20 minutes, while beauty and skin-treatment services will principally operate by appointment.
- 14.3** The proposed hours are consistent with established personal-service and leisure activity within Clitheroe. The fully staffed and internally operated nature of the business, together with the absence of late-night entertainment, alcohol, external congregation or significant external noise, means that unacceptable effects upon neighbouring amenity are not anticipated.
- 14.4** The development will return a vacant and deteriorating commercial building to productive use, secure substantial private investment, support employment and business growth, incorporate renewable energy and secure the long-term maintenance of a property within the Clitheroe Conservation Area. The accompanying Heritage Statement identifies a neutral to positive heritage impact.
- 14.5** The proposal is supported by the relevant economic, sustainable-development and effective-land-use objectives of the August 2026 NPPF and the adopted Development Plan. The recent RVBC decision at 45-47 Whalley Road also provides relevant local evidence that the functional commercial character of locations immediately beyond MCB1 can properly be considered rather than the boundary being treated as determinative in isolation. Taken as a whole, the proposal represents an appropriate and sustainable evolution of the established commercial use of The Old Coach House and planning permission should therefore be granted.

APPENDIX A - PROPORTIONATE TOWN CENTRE AND SEQUENTIAL ASSESSMENT

A1. Purpose and Approach

This appendix considers the relationship of the proposal to Clitheroe town centre and NPPF Policy TC3. It is provided on a precautionary basis because the proposed Sui Generis operation combines tanning, beauty and advanced skin treatments and does not map neatly onto every example within the NPPF definition of 'main town centre uses'. Given the leisure and wellbeing component, it is appropriate to address the town-centre-first principle proportionately.

The development relates to the reuse of an existing commercial building of approximately 260 square metres. It creates no significant additional commercial floorspace and does not involve construction of a new freestanding out-of-centre destination.

A2. Existing Commercial Baseline and Site Relationship

The Old Coach House is an established commercial premises with documented commercial use extending back at least to the 1980 planning permission and a subsequent long period of occupation by Pedal Power and The Old Coach House Antiques & Interiors. The site lies immediately outside the formal MCB1 Main Centre Boundary but on the periphery of central Clitheroe, within the existing urban area and within walking distance of town-centre shops and services.

The NPPF defines an edge-of-centre location for non-retail main town centre uses as a location within 300 metres of a town-centre boundary, with local circumstances also relevant. The application site is described here as being immediately outside MCB1; the submitted location plan should be read alongside this assessment when considering the precise mapped relationship.

A3. Current NPPF Sequential Policy

Policy TC3 requires main town centre uses requiring planning permission, where outside an existing centre and not allocated for that purpose, to be considered sequentially. Development should first be located in town centres, then in edge-of-centre locations where feasible, and only then in out-of-centre locations. Applicants and authorities are required to exercise flexibility over format and scale.

Policy TC3 also states that a proposal which fails the sequential test should be refused. For that reason, this appendix does not seek to overstate the evidence available from a desktop review.

A4. Current Market Snapshot

A desktop review of commercial premises advertised in central Clitheroe was undertaken on 1 September 2026. The search is intended to provide a proportionate snapshot rather than a formal commercial-agent certification of every available unit.

Premises	Advertised Size	Advertised Use	Sequential Comment
41-43 Wellgate	Approx. 101 sq m	Town-centre retail shell	Materially smaller than the approximately 260 sq m requirement.
First Floor, 29 Moor Lane	Approx. 47 sq m	First-floor retail/office	Materially smaller and first-floor accommodation.
6 King Street	Approx. 54 sq m	Retail/office	Materially smaller than the operational requirement.
5-7 Castle Street unit	Approx. 148 sq m	Retail premises	Materially smaller than the approximately 260 sq m application premises and unlikely to provide equivalent capacity for the proposed room layout and specialist services.
14 Castle Street	Approx. 128-428 sq m flexible	Ground/lower-ground retail	Potentially within broad size range. Published particulars do not establish suitability for the specialist salon layout, electrical loading, ventilation and servicing; no dedicated parking is advertised.
26-30 King Street	Approx. 199 sq m	Prime ground-floor retail	Approximately 61 sq m smaller than the application premises. Published particulars market it for large-scale retail and do not establish suitability for the specialist tanning/beauty fit-out, electrical capacity, ventilation, servicing or proposed operational layout.

The review therefore identifies a number of central units, but all of the specifically sized premises are smaller than the approximately 260 sq m application building. The largest specifically sized alternative identified, 26-30 King Street at approximately 199 sq m, is around 61 sq m smaller. The flexible accommodation at 14 Castle Street extends across a broad 128-428 sq m range, but the published particulars do not establish whether a suitable approximately 260 sq m configuration could be provided or whether the specialist technical and operational requirements of the salon could be accommodated.

The application premises, by contrast, is an existing approximately 260 square metre commercial building already undergoing comprehensive refurbishment, capable of being planned as a complete salon with individual treatment/tanning rooms and modern building services.

A5. Operational Requirements and Flexibility

The sequential approach requires flexibility, and the applicant has not treated 260 square metres as an inflexible exact figure. However, the business requires sufficient contiguous and usable space to provide a safe and commercially viable combination of:

- individual tanning rooms and beauty/skin-treatment rooms;
- reception and controlled customer circulation;
- staff and welfare facilities;
- substantial specialist electrical infrastructure;
- appropriate ventilation and heat management;
- equipment access, installation and maintenance space;
- accessible customer facilities; and
- safe separation and supervision of treatment areas.

A materially smaller unit would constrain the proposed mix of tanning and treatment rooms, circulation, staff facilities and specialist servicing. Conversely, a considerably larger unit would introduce unnecessary floorspace and could materially alter the scale and intensity of the proposal.

Where a potentially comparable advertised unit exists, a robust conclusion on suitability would require property-specific information on layout, landlord consent, electrical capacity, ventilation routes,

servicing, accessibility and the ability to accommodate the specialist fit-out. Those matters are not established by the public marketing particulars reviewed for this statement.

A6. Recent RVBC Decision - 45-47 Whalley Road

Application 3/2025/0564 provides relevant local context. The Council's delegated report expressly recorded that the Whalley Road site was outside the Main Centre Boundary, but described that section of Whalley Road as an extension of the main shopping centre boundary containing a range of commercial uses. The officer considered the area capable of being regarded as an expansion of the town-centre offer and concluded that the proposed Class E(c)(iii) commercial units would not be inappropriate.

The decision pre-dates the August 2026 NPPF and is not determinative of the present application. It does, however, demonstrate RVBC's recent recognition that the functional commercial character of an immediately peripheral street is relevant and that MCB1 is not applied in isolation from the actual character and role of the locality.

A7. Town Centre Impact

The proposal is approximately 260 square metres and therefore falls well below the NPPF default 2,500 square metre threshold for a town-centre impact assessment where no lower development-plan threshold applies to the particular use. It does not create significant new floorspace and is not expected to undermine investment, consumer choice, trade or the vitality and viability of Clitheroe town centre.

The proposed business already has customers and its location on the immediate periphery of central Clitheroe has the potential to generate linked trips to other shops and services.

A8. Sequential Conclusion

The Old Coach House is an established commercial building in an immediately peripheral and accessible location. The proposal reuses existing floorspace rather than creating a new out-of-centre commercial destination.

The desktop market review demonstrates that the specifically sized central premises identified are smaller than the approximately 260 sq m application building. The flexible accommodation at 14 Castle Street is advertised across a broad size range, but the public particulars do not establish whether a suitable configuration is available or whether it can accommodate the specialist electrical, ventilation, subdivision and operational requirements of the proposed salon.

Accordingly, and particularly given the site's established commercial use, its immediate relationship with central Clitheroe, the modest scale of the proposal, the absence of new commercial floorspace and the recent local context provided by application 3/2025/0564, The Old Coach House is considered an appropriate location for the proposed use.

If the Local Planning Authority considers that a formal TC3 sequential test is required beyond this proportionate assessment, the applicant would be willing to provide further property-specific evidence in response to any identified alternative premises.

APPENDIX B - LOCAL COMPARABLE USES AND OPERATING CHARACTERISTICS

B1. Purpose

This appendix provides representative local context for the proposed Leisure and Wellbeing use, focusing on direct tanning comparators, nearby personal service uses and fitness businesses with relevant evening operating patterns.

The schedule is contextual only; it does not assert that every business has the same planning use class. Published hours were checked on 1 September 2026 and may change.

Business	Type	Location	Published Hours / Pattern	Planning Relevance
Ribble Valley Tanning	Tanning salon	Unit 3 Deanfield Drive, Clitheroe	Mon-Fri 08:00-21:00; Sat 09:00-18:00; Sun 11:00-16:00	Direct tanning comparator; official website/business listing.
Clitheroe Sunbeds	Tanning salon	34-36 Whalley Road, Clitheroe	Mon-Fri 09:00-21:00; Sat 09:00-18:30; Sun 11:00-16:30	Direct tanning comparator.
The Tanning Studio	Tanning salon	49 Moor Lane, Clitheroe	Most weekdays 09:00-20:30; Sat 09:00-17:30; Sun 10:00-15:30	Direct tanning comparator in central Clitheroe.
The Valley Beauty Bar	Nail salon	32 King Street, Clitheroe	Evening appointments to 21:00 on several days	Shows personal-service activity to 21:00.
Sacred Star Tattoo Studio	Tattoo studio	5 Waddington Road, Clitheroe	Typically 11:00-17:00	Particularly relevant personal-service use on the same street.
Absolute Fitness Clitheroe	Gym / fitness	Unit 6 Lincoln Way, Clitheroe	Mon-Fri 06:00-22:00	Class E fitness comparator; longer dwell times and later hours.
Valley Fitness Clitheroe	Gym	2 Mearley Street, Clitheroe	Published hours extend to 23:00 on several days	Demonstrates established later-evening leisure activity.

B2. Local Context and Conclusion

The direct tanning comparators demonstrate weekday opening to approximately 20:30-21:00, while fitness facilities operate later. Sacred Star Tattoo Studio on Waddington Road also provides a relevant nearby personal-service comparator. Taken together, the evidence demonstrates that comparable personal-service and leisure uses, including evening operation, are established in Clitheroe and that the proposed use and hours are compatible with the wider commercial character of the town and the mixed-use context of Waddington Road.

REFERENCES - POLICY AND EVIDENCE SOURCES

National Planning Policy Framework: Plan-making and national decision-making policies, August 2026

Ministry of Housing, Communities and Local Government, published 17 August 2026.

<https://www.gov.uk/guidance/national-planning-policy-framework>

Ribble Valley Core Strategy 2008-2028

Ribble Valley Borough Council, adopted 16 December 2014.

<https://www.ribblevalley.gov.uk/adopted-core-strategy/adopted-core-strategy-1>

Ribble Valley Housing and Economic Development DPD and Proposals Map

Ribble Valley Borough Council, adopted 2019.

<https://www.ribblevalley.gov.uk/>

Application 3/2025/0564, 45-47 Whalley Road, Clitheroe

RVBC delegated report and decision; approved with conditions 3 February 2026.

<https://webportal.ribblevalley.gov.uk/planningApplication/37654>

RVBC New Local Plan - current preparation status

Council notice/timetable confirms the replacement Local Plan is being prepared under the new system and has not yet replaced the adopted Core Strategy/HED DPD.

<https://www.ribblevalley.gov.uk/local-plan/notice-intention-commence-local-plan-preparation>

Ribble Valley Tanning

Published opening hours and business information, checked 1 September 2026.

<https://ribblevalleytanning.co.uk/>

Commercial property availability snapshot

Rightmove, Zoopla, PrimeLocation and agent listings checked 1 September 2026; details summarised in Appendix A.

Various current commercial property listings.

Mitsubishi Electric Lossnay LGH-RVX3-E Commercial Series Product Information

Manufacturer technical specification for the proposed LGH-100RVX3-E MVHR unit, effective July 2024.

Mitsubishi Electric LGH-100RVX3-E Acoustic Data

Manufacturer octave-band sound-power data for radiated breakout, in-duct outlet (supply air and exhaust air) and in-duct inlet, issued November 2023.

APPENDIX C - MECHANICAL VENTILATION TECHNICAL INFORMATION

C1. Mitsubishi Electric Lossnay LGH-100RVX3-E Product Specification

Ventilation

Product Information



LGH-RVX3-E

Commercial Series



The Lossnay **LGH-RVX3-E** Mechanical Ventilation Heat Recovery (MVHR) systems are designed to supply clean, fresh air into any commercial building, whilst simultaneously extracting stale air, ensuring good indoor air quality for occupant wellbeing.

These units are also able to recover valuable heat and latent energy from inside the building, maximising energy efficiency and reducing running costs.

Key Features & Benefits:

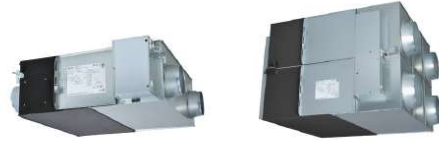
- Lossnay paper core enables total heat exchange (sensible and latent) to achieve higher levels of heat recovery, resulting in both cost and energy savings
- Flexible supply and exhaust fan commissioning in 5% increments, offering low running costs and easier compliance with Part L
- Optional Mitsubishi Electric energy saving CO₂ sensors allow automatic incremental fan control for a healthy indoor environment; sensors powered by Lossnay unit
- Full airflow in bypass mode, promoting good indoor air quality during free cooling
- Dual-Barrier coating on the fan prevents dust and grease accumulation, ensuring long-term efficient operation
- Lightweight structure ideal for easy ceiling installation
- Vertical installation available for flexibility of application
- Control compatibility with Mr Slim and City Multi air conditioning systems for a complete and highly effective system operation



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Ventilation Product Information

LGH-RVX3-E Commercial Series



MODEL			LGH-15RVX3-E	LGH-25RVX3-E	LGH-35RVX3-E	LGH-50RVX3-E	LGH-65RVX3-E	LGH-80RVX3-E	LGH-100RVX3-E	LGH-160RVX3-E	LGH-200RVX3-E	
25% (Default speed 1)	Air Volume	m³/h	38	63	88	125	163	200	250	400	500	
		l/s	10	17	24	35	45	56	69	111	139	
	External Static Pressure		Pa	8	8	10	10	11	12	11	11	
	Temperature Exchange Efficiency	Heating %	81.5	88.0	82.0	75.0	82.0	80.0	83.5	80.0	83.5	
		Cooling %	78.0	85.0	79.0	73.0	80.0	78.0	82.5	78.0	82.5	
	Enthalpy Exchange Efficiency	Heating %	80.5	84.0	80.0	73.0	80.0	73.5	75.5	73.5	76.0	
		Cooling %	73.0	75.0	74.5	68.0	74.0	70.5	73.5	70.5	71.0	
	Specific Fan Power	W/(l/s)	0.96	0.63	0.62	0.43	0.44	0.41	0.39	0.41	0.41	
	Input Power	W	10	11	15	15	20	23	27	45	57	
	Sound Pressure Level	dB(A)	17.0	17.0	17.0	17.0	17.5	18.0	18.5	18.0	18.0	
50% (Default speed 2)	Air Volume	m³/h	75	125	175	250	325	400	500	800	1000	
		l/s	21	35	49	69	90	111	139	222	278	
	External Static Pressure		Pa	30	30	40	38	38	43	48	43	43
	Temperature Exchange Efficiency	Heating %	78.0	81.0	79.0	73.5	78.5	78.0	79.5	78.0	79.5	
		Cooling %	73.5	79.0	74.0	71.0	74.5	75.5	77.0	75.5	76.0	
	Enthalpy Exchange Efficiency	Heating %	76.5	75.5	77.5	72.0	76.5	70.5	68.5	70.5	67.5	
		Cooling %	66.0	68.0	68.5	63.0	66.5	65.0	66.0	65.0	65.0	
	Specific Fan Power	W/(l/s)	0.72	0.60	0.60	0.49	0.56	0.58	0.60	0.58	0.59	
	Input Power	W	15	21	29	34	51	64	83	128	163	
	Sound Pressure Level	dB(A)	18.0	19.5	19.0	21.0	24.0	25.0	27.0	26.0	27.5	
75% (Default speed 3)	Air Volume	m³/h	113	188	263	375	488	600	750	1200	1500	
		l/s	31	52	73	104	135	167	208	333	417	
	External Static Pressure		Pa	68	68	90	85	85	96	107	96	96
	Temperature Exchange Efficiency	Heating %	75.5	78.5	77.0	71.5	75.0	76.5	77.0	76.5	77.5	
		Cooling %	70.5	76.5	71.0	67.0	70.0	70.0	72.0	70.0	71.5	
	Enthalpy Exchange Efficiency	Heating %	73.5	72.0	74.5	69.5	72.0	65.0	63.0	65.0	64.0	
		Cooling %	62.0	63.5	64.5	58.0	60.0	58.5	61.0	58.5	60.0	
	Specific Fan Power	W/(l/s)	0.96	0.81	0.84	0.78	0.89	0.96	1.01	0.97	1.00	
	Input Power	W	30	42	61	81	120	160	210	324	416	
	Sound Pressure Level	dB(A)	22.0	25.0	24.5	27.0	31.5	33.5	35.0	35.0	36.0	
100% (Default speed 4)	Air Volume	m³/h	150	250	350	500	650	800	1000	1600	2000	
		l/s	42	69	97	139	181	222	278	444	556	
	External Static Pressure		Pa	120	120	160	150	150	170	190	170	170
	Temperature Exchange Efficiency	Heating %	73.5	75.5	75.0	70.5	72.5	75.0	75.5	75.0	76.5	
		Cooling %	65.5	70.5	66.5	63.5	65.0	65.0	67.5	65.0	66.5	
	Enthalpy Exchange Efficiency	Heating %	70.5	69.0	72.0	68.5	69.5	62.0	60.5	62.0	60.5	
		Cooling %	58.0	59.0	60.0	53.5	55.5	54.5	55.5	54.5	57.0	
	Specific Fan Power	W/(l/s)	1.32	1.08	1.23	1.33	1.36	1.54	1.58	1.55	1.54	
	Input Power	W	55	75	120	185	245	343	438	687	855	
	Sound Pressure Level	dB(A)	27.0	30.5	30.5	35.0	37.5	39.0	40.0	41.0	41.5	
DUCT SIZE		mm	100	150	150	200	200	250	250	SA/R(20) (A) 542/70 x 700	SA/R(25) (A) 542/70 x 700	
WEIGHT		kg	20	22	30	33	41	47	53	96	108	
DIMENSIONS Width x Depth x Height		mm	780 x 610 x 289	780 x 735 x 289	888 x 874 x 331	888 x 1016 x 331	908 x 954 x 404	1144 x 1004 x 404	1144 x 1231 x 404	1144 x 1004 x 808	1144 x 1231 x 808	
ELECTRICAL POWER SUPPLY			220-240V, 50Hz									
Maximum Current		A	0.57	0.88	1.37	1.86	2.37	3.23	3.77	4.74	5.40	
FUSE RATING (BS88) - HRC (A)		A	6	6	6	6	6	6	6	10	10	
HEAT EXCHANGER			Paper with specially treated Cellulose Membrane									
STANDARD FILTER			ISO 16890 Coarse 60% ¹									

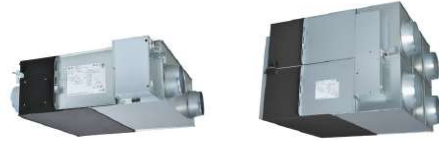
Notes: Running current, power consumption, recovery efficiency, and sound levels are based on the above default airflow rates at 25%, 50%, 75%, and 100%. Specific duty point data is available upon request. Supply and exhaust fan speeds can be individually commissioned between 25% and 100% in 5% increments. Sound Pressure Level measured at 1.5m under the centre of the bottom panel. Air flow rates, external static pressure and specific fan powers tested to BS EN13053: 2019. Energy recovery efficiencies tested to BS EN308: 2022.

*1: EN 779 G4 equivalent according to "REHVA Filter Class Conversion between EN 779 and EN ISO 16890-1".

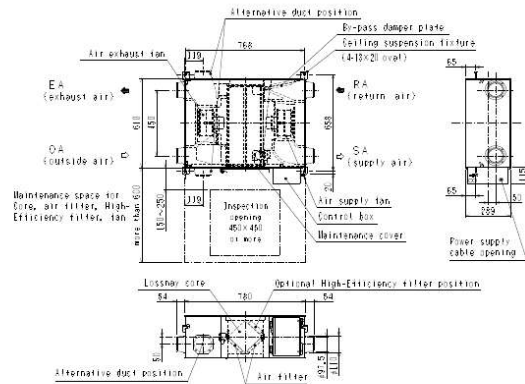
ACCESSORIES		LGH-15RVX3-E	LGH-25RVX3-E	LGH-35RVX3-E	LGH-50RVX3-E	LGH-65RVX3-E	LGH-80RVX3-E	LGH-100RVX3-E	LGH-160RVX3-E	LGH-200RVX3-E
Remote Controller		PZ-62DR-EB								
Filters	Standard Replacement Filter (Coarse 60%)	PZ-15RF3-E	PZ-25RF3-E	PZ-35RF3-E	PZ-50RF3-E	PZ-65RF3-E	PZ-80RF3-E	PZ-100RF3-E	PZ-80RF3-E (2 sets)	PZ-100RF3-E (2 sets)
	ePM ₁ 75%	PZ-15RFP3-E	PZ-25RFP3-E	PZ-35RFP3-E	PZ-50RFP3-E	PZ-65RFP3-E	PZ-80RFP3-E	PZ-100RFP3-E	PZ-80RFP3-E (2 sets)	PZ-100RFP3-E (2 sets)
CO ₂ Sensors		PZ-70CSW-E (Wall mounted) / PZ-70CSD-E (Duct mounted)								
Vertical Mounting Brackets		PZ-1VS-E	PZ-1VS-E	PZ-1VS-E	PZ-1VS-E	PZ-2VS-E	PZ-2VS-E	PZ-2VS-E	-	-
Weather Proof Housings		-	KS4-KWH25RVX	KS4-KWH35RVX	KS4-KWH50RVX	KS4-KWH65RVX3	KS4-KWH80RVX	KS4-KWH100RVX	KS4-KWH150RVX	KS4-KWH200RVX

Ventilation Product Information

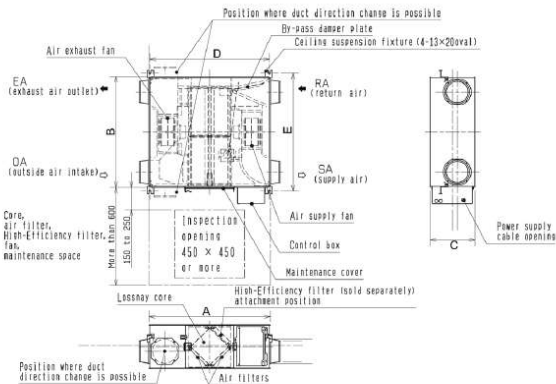
LGH-RVX3-E Commercial Series



LGH-15RVX3-E DIMENSIONS

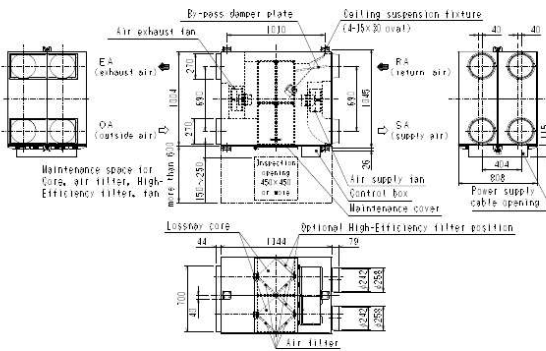


LGH-25-100RVX3-E DIMENSIONS

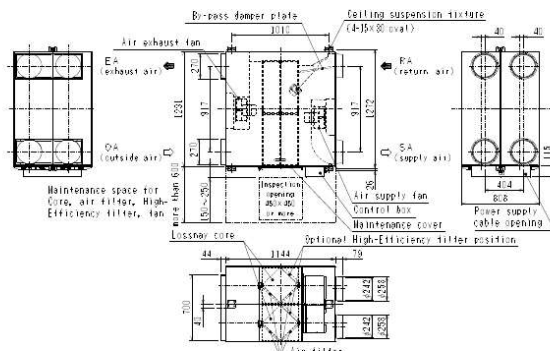


MODEL	DIMENSIONS			CEILING SUSPENSION FIXTURE PITCH		NOMINAL DUCT DIAMETER
	A	B	C	D	E	
LGH-25RVX3-E	780	735	289	768	782	150
LGH-35RVX3-E	888	874	331	875	921	150
LGH-50RVX3-E	888	1016	331	875	1063	200
LGH-65RVX3-E	906	954	404	895	1001	200
LGH-80RVX3-E	1144	1004	404	1131	1051	250
LGH-100RVX3-E	1144	1231	404	1131	1278	250

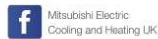
LGH-160RVX3-E DIMENSIONS



LGH-200RVX3-E DIMENSIONS



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Note: The fuse rating is for guidance only and please refer to the relevant databook for detailed specification. It is the responsibility of a qualified electrician/electrical engineer to select the correct cable size and fuse rating based on current regulation and site specific conditions. Mitsubishi Electric's air conditioning equipment and heat pump systems contain a fluorinated greenhouse gas, R410A (GWP:2088), R290 (GWP:3), R32 (GWP:675), R407C (GWP:1774), R134a (GWP:1430), R513A (GWP:631), R454B (GWP:466), R454C (GWP:148), R1234ze (GWP:7) or R1234yf (GWP:4). *These GWP values are based on Regulation (EU) No 517/2014 from IPCC 4th edition. In case of Regulation (EU) No.626/2011 from IPCC 3rd edition, these are as follows. R410A (GWP:1975), R32 (GWP:550), R407C (GWP:1650) or R134a (GWP:1300).

Effective as of July 2024



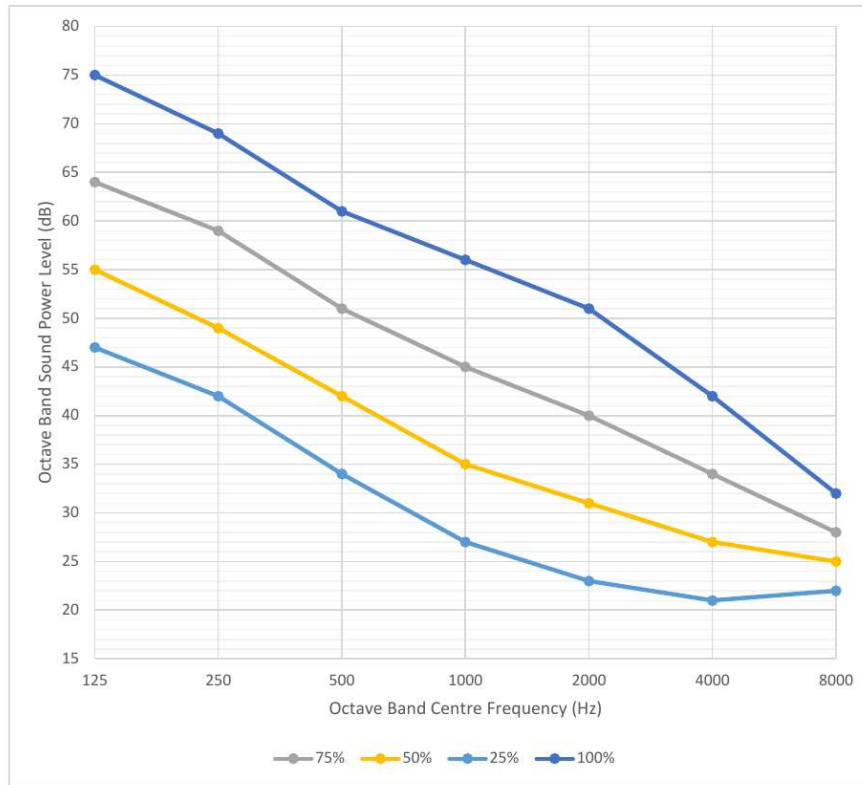
C2. Mitsubishi Electric LGH-100RVX3-E Acoustic Data



Model LGH-100RVX3-E
Measurement Case Radiated Breakout

Sound power octave band test based on ISO 3744:2010 at standard operating conditions. For duty point specific data contact Mitsubishi Electric.

Measurements below 15dB are shown as <15 in the table and omitted from the graph.



		Sound power (dB) Octave band centre frequency (Hz)						
		125	250	500	1000	2000	4000	8000
Fan setting	100%	75	69	61	56	51	42	32
	75%	64	59	51	45	40	34	28
	50%	55	49	42	35	31	27	25
	25%	47	42	34	27	23	21	22

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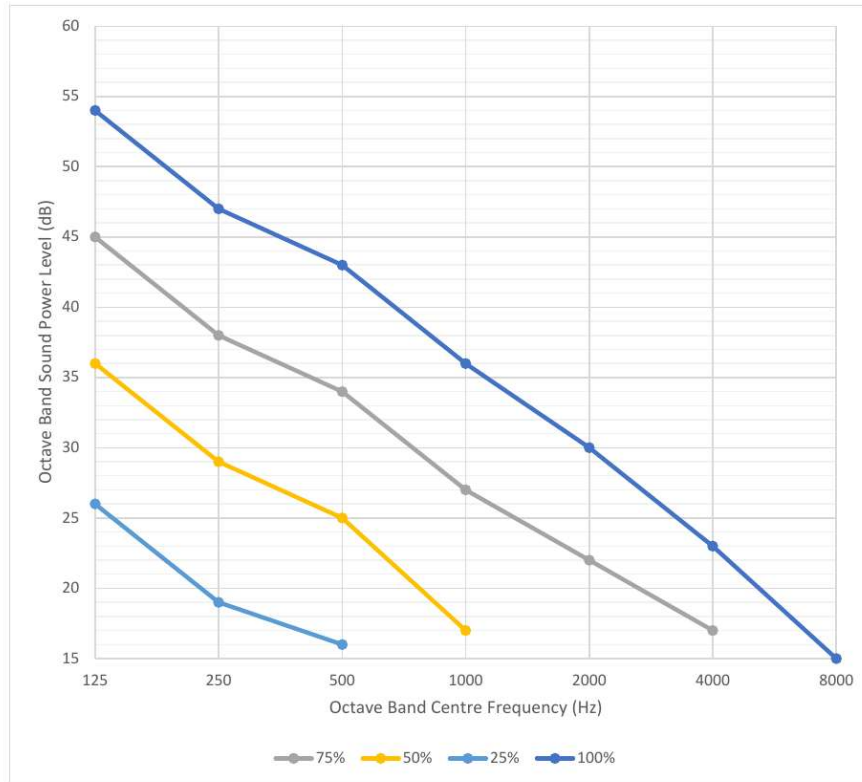
MELVEST Version ver1.2.1
Date Nov-23



Model LGH-100RVX3-E
 Measurement In-Duct Outlet (Supply Air & Exhaust air)

Sound power octave band test based on ISO 3744:2010 at standard operating conditions. For duty point specific data contact Mitsubishi Electric.

Measurements below 15dB are shown as <15 in the table and omitted from the graph.



		Sound power (dB) Octave band centre frequency (Hz)						
		125	250	500	1000	2000	4000	8000
Fan setting	100%	54	47	43	36	30	23	15
	75%	45	38	34	27	22	17	<15
	50%	36	29	25	17	<15	<15	<15
	25%	26	19	16	<15	<15	<15	<15

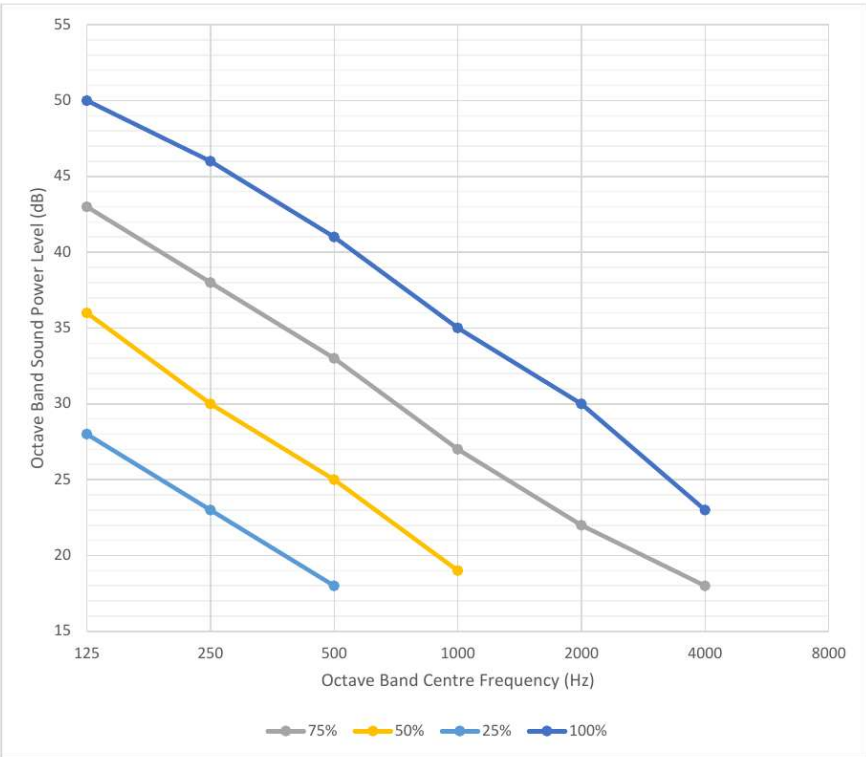
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MELVEST Version ver1.2.1
 Date Nov-23



Model LGH-100RVX3-E
Measurement In-Duct Inlet (Return Air & Outside Air)

Sound power octave band test based on ISO 3744:2010 at standard operating conditions. For duty point specific data contact Mitsubishi Electric.
Measurements below 15dB are shown as <15 in the table and omitted from the graph.



		Sound power (dB) Octave band centre frequency (Hz)						
		125	250	500	1000	2000	4000	8000
Fan setting	100%	50	46	41	35	30	23	<15
	75%	43	38	33	27	22	18	<15
	50%	36	30	25	19	<15	<15	<15
	25%	28	23	18	<15	<15	<15	<15

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MELVEST Version ver1.2.1
Date Nov-23