

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2020/1098	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	09/02/2021	
Officer:	RB	
DELEGATED ITEM FILE REPORT:	APPROVAL	

Development Description:	Proposed change of use from tattoo parlour/laundrette to a dog grooming salon
Site Address/Location:	68 Whalley Road, Clitheroe, BB7 1EE

CONSULTATIONS:	Parish/Town Council
No comments received within consultation period.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways	No objections
CONSULTATIONS:	Additional Representations.
No representations have been received with respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Key Statement EC1 – Business and Employment Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG 3 – Transport and Mobility
Policy DMB 1 - Supporting Business Growth and the Local Economy

Relevant Planning History:

N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site lies on the outskirts of town centre of Clitheroe on Whalley Road. The area is predominately commercial uses at ground floor with residential use at first floor on the western side of Whalley Road with the eastern side being predominately residential.

Proposed Development for which consent is sought:

Consent is sought for change of use of premises to a dog grooming salon (falling under use class Sui Generis) offering services such as bathing, pet trims, clipper trims and nail clipping. The applicant's supporting statement states that appointments will be on a 1 to 1 basis with a maximum of 2-3 being in the premises at any one time. Exceptions are to be made for dogs from the same household. The

proposed working hours at 9:00 to 18:00 Monday to Saturday. No external alterations are proposed except a sign above the shop window that does not require consent.

Residential Amenity:

The applicant states that the premises will be opening 5 days a week where she will take pre-arranged appointments of a maximum of 5 dogs in any one day with no more than 3 dogs being in the salon at the same time. The applicant will work on a 1 to 1 basis but will allow dogs from the same household to have joint appointments.

A noise assessment has been submitted in support of the application which concluded that subject to the installation of acoustic plasterboard it is considered that the building will be sufficiently insulated and that noise emitted from the development would not exceed those that have been recommended by the World Health Organisation. The Councils EHO has stated that they have concerns that the development may cause noise nuisance to the neighbour residential receptors and have recommended conditions relating to opening hours, that no more than one dog should be permitted to be present at the premises at any time and that the acoustic plasterboard shall be as per the specification within the noise assessment. It is therefore considered that the development will have limited harm on the residential amenity of nearby dwellings subject to conditions.

Visual Amenity:

No external alterations are to be carried out to the premises except the proposed signage that does not require consent. As such it is considered that the proposed development would not have a harmful impact on the visual character or appearance of the application building or the surrounding area.

Highways:

As the development site is located on the edge of the town centre the site has a sustainable location and therefore highways have no objection to the development.

Observations/Consideration of Matters Raised/Conclusion:

With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:

That consent be granted.