


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>		<b>Date:</b>		<b>Manager:</b>		<b>Date:</b>	
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<b>Application Ref:</b>	3/2021/02453	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	25/05/21, 14/06/21,5/07/21	
<b>Officer:</b>	JM	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Proposed conversion of outbuildings to commercial flotation tank and reception area.
<b>Site Address/Location:</b>	Sunnybank, 3 Ribchester Road Wilpshire

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Following receipt of additional information retain their concerns due to lack of parking and insufficient information that may impact residential amenity.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
No objection based on compliance to submitted operational statement dated 29/06/21 and a personal consent which would limit the impact on highway network.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
2 letters of concern have been received raising concerns about parking and hours of use and possible noise issues associated with the business.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>
Policy DMG1 – General Considerations Policy DMB1 – Supporting Business Growth and Local Economy  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>
None relevant

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>
The application relates to a residential property and the use of an existing outbuilding. The area is predominantly residential with a few businesses in the nearby locality. The existing dwelling is a terraced property.
<b>Proposed Development for which consent is sought:</b>

Consent is sought to convert and modify an existing detached out building for a commercial flotation tank. The building itself is the size of a modest double garage and detached from the main house and approximately 27m<sup>2</sup>. The building has a side frontage on to the back street but would be accessed from Ribchester Road. Part of the building would incorporate changing facilities and a small reception area.

The hours of use would extend from 0800-2000 each day. Due to the nature of the business only one member of public would be in attendance and it would operate on an appointment only basis with each appointment 90 minutes apart. The only staff will be the existing occupiers of 3 Ribchester road.

**Impact Upon Amenity:**

The concerns of the local residents are noted but it is considered that the nature of the business could be readily accommodated without an adverse impact on amenity. This view is based on no objection from LCC highways and the Councils EHO. To minimise any impact the business would need to comply fully with the submitted operational statement. To further safeguard amenity a personal consent is appropriate and a temporary consent to monitor any impact during the initial stages of the business.

**Visual Amenity/External Appearance:**

The proposed has an acceptable visual impact as there is little work to the external elevations as the proposal seeks to utilise an existing outbuilding which is not readily visible.

**Observations/Consideration of Matters Raised/Conclusion:**

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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