

Proposed upgrade of catering facility situated in Sawley Brow lay-by off the A59

Woody's Cafe is a small catering unit situated in the Sawley Brow lay-by off the A59. The existing unit has a kitchen area and indoor seating with three tables so people have the option to eat in or take away.

A replacement unit is needed as the existing one is in a poor state or repair. The exterior walls are cracked and the cladding is beginning to come away from the walls, this is also causing the windows and door to come away from the frames. The roof badly leaks and is sinking into the unit itself and the floor is badly rotten in places.

I am proposing to replace the existing unit with a new one. The appearance of which will be very similar to the existing unit just newer, neater and tidier. I bought the business in May 2015 and although I knew a replacement would be necessary within the next few years it has now become more urgent, after further investigation and having had some time trading from it myself, it is now apparent that the unit is in far worse condition than first anticipated. People, including many of the locals from the surrounding areas, rely on being able to stop and get food or drinks here and are used to being able to do so as there has been some sort of catering facility on the site for over thirty two years now.

The proposed new unit also would allow:

- Disabled access with wide door and ramp (existing has narrow door and steps).
- To create either one full time job or two part time jobs for local people.
- Larger kitchen area with the room for more efficient equipment and space for one or two more tables, we do get full regularly and people are forced to eat outside or in their cars.
- A separate partitioned kitchen area creating a more hygienic space for food preparation (existing is all one open space).
- A much smarter and tidy external appearance. We do keep the lay-by tidy by litter picking and grass cutting. The existing units cladding now looks tired and worn and is unsecure.
- To encourage more people to use the unit and stop safely off the road rather than at the small on road lay-bys and to also give people a more appealing safe indoor environment for when they feel they need/have to stop.
- To provide space off both the road and lay-by for bikes/cyclists to stop more safely.
- To encourage HGVs to stop for timed breaks/over night stays out of the surrounding towns, thus helping with congestion.
- A better toilet facility, we leave the toilet open at all times so people are welcome to use it whilst we are closed rather than elsewhere, over night drivers are particularly grateful for this.

- Stronger internal doors (existing are thin and flimsy). As a female owner it would give me peace of mind to be able to lock doors internally whilst there on my own before light prepping and setting up.
- More efficient food hygiene, cleanliness and better space for food storage. We were awarded a hygiene rating of 5 in September 2015 but our health inspector was very encouraging of our plans for a new unit.
- Provide a better service and have the storage to offer more choice, we have very limited space for amount/type of foods we can store. Many locals as well as drivers/travellers/commuters use us as we provide good quality and locally sourced foods at very reasonable prices, the one thing they do request is to have more choice.

NOTES

In the section asking for opening hours I have put 07.00-16.00, we currently are open 07.00-14.00 Mon-Fri but would like to extend hours gradually if permission for the new unit is given.

In the section asking about non-residential floor space I have filled in both A3 and A5 as we have the option to either sit in or take away.

I have sent a copy of notice 1 to both Ribble Valley Borough Council and Lancashire County Council (Highways Department) as both advised they were land owners. (I pay the street traders licence to Ribble Valley Borough Council).