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STATEMENT IN SUPPORT OF CHANGE OF USE APPLICATION

1, The current building:

The application for change of use from Suis Generis to A5 applies to Speed Parlour which is an existing commercial building that displays and sells motorcycles. The site occupies approximately 0.0129 ha. It is situated off Chatburn Road to the North Eastern side of BP petrol station next to the roundabout at the end of York Street and the start of Chatburn Road. The site occupies an area of established small scale commercial businesses and there are existing garage and workshops situated to the eastern side of the site.

The existing building comprises of a 1½ storey structure to the east side of the site and has a slate pitched roof and painted render walls. There is a single storey roof element, forming the front entrance and separating the 1½ storey part from the gable of the terrace house. The front area is flagged and has a rendered wall.

A photo can be seen below



The building has footprint of approximately 112.5sqm which includes the area at the front. Permission has been granted for a canopy here previously. There would be an internal partition to separate the kitchen from the customer area and a doorway again restricting customer access to the wash up area, which will reduce the available floorspace by approximately 0.5sqm

There is no landscaping applicable to the application.

The proposals will not affect existing access to the property and the public entrance would still be the front entrance on Chatburn Road. The rear entrance will be a private one for goods in. There is existing public car parking on North Street which serves the site well.

The proposal is to change the use to a hot food takeaway with limited seating. We would wish to trade between the hours of 8am and 6pm, Mon to Fri, and 10am – 4pm on Saturday

I believe that there were no objections raised by Lancashire County council highways to the original application by Speed Parlour.

As part of the application I am mindful of concerns that people may wish to park in front of the site, or access to the petrol station. I would introduce a customer parking procedure to notify customers not to park in these areas and to use the car park at the rear or nearby legal parking spaces. I would envisage the majority of our customers to be on foot from the local area.

I do not wish to cause any disturbance to local residents and our food will be prepared on site for sale and any deliveries would arrive via the rear door. I am led to believe that all of the external walls have already been lined with a secondary stud partition with sound insulation to improve thermal and acoustic performance of the outer walls.



In terms of odour abatement, I have had an informal meeting with Eamonn Roberts, EHO and discussed the need for filtered extraction to minimise any odours leaving the building. Attached is a full installation report showing all the necessary specification that I will use.

The attached plans also show where the kitchen would be situated with counters, extraction, wash up and sink areas. The rear of the kitchen area would house extra refrigeration and the mezzanine would be an ambient food and consumables, storage area.

Having successfully ran food establishments in Clitheroe and Bradford for the past 8 years I am aware of legislation that accompanies these sites and will continue to endeavour to achieve the high standards that I have achieved previously. I believe this project will be a valuable addition to Clitheroe being full of small niche local businesses helping to sustain the local economy and to create a small amount of extra employment within the town.