

Nicola Gunn

From: Planning
Subject: FW: 3/2023/7770 1 Bonny Grass Terrace.

From: Rachel . <blparishclerk@outlook.com>
Sent: Friday, November 17, 2023 6:26 PM
To: Planning <planning@ribblevalley.gov.uk>
Subject: 3/2023/7770 1 Bonny Grass Terrace.

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The parish council wish to express reservations regarding the recent application for Proposed reconfiguration of first floor accommodation and installation of new external staircase. While we understand that this would potentially benefit the residents of our community by offering more selection in products at the shop, there are some concerns about its appropriateness for the area.

Having reviewed the application, we noticed that it refers to a similar staircase that is located in Billington. While this may have been approved previously, we believe each application should be evaluated on its own merits and not solely based on past approvals.

In this case, we are not convinced that an external steel staircase would fit in with the overall aesthetic of the area. There was a desire to see that the application would smartening up the area outside and around the shop. A steel staircase would not be in keeping with the surrounding area but more importantly it would block the footpath that runs alongside the side of the building which I know is well used by residents of Billington Gardens, including school children, who walk down through the ginnel that can be seen in the DAS to gain access to the store or Whalley Rd. Blocking the footpath would force pedestrians into the narrow stretch of unadopted road between Bonny Grass Terrace and May Terrace on the opposite side of the road.

Could we also ask the planners to verify with PROW that there is a right of way where the new steel staircase is proposed. The well-used footpath should not be obstructed in any way by the proposal and an alternative must be suggested by the applicant.

In addition, it needs mentioning that there exists a need for a local village shop in Billington. In that respect, we need it to continue to prosper and support local businesses.

The applicant, Sajid Patel, no longer runs the village store, it's been under new management for a couple of months now, so we are unsure why he wants to expand the interior to increase shelf space in the store.

Clerk to Billington and Langho Parish Council